



**2006 Annual Report  
Tax Increment Financing Projects in Missouri  
February 1, 2007**

*All information is obtained from reports submitted by the authorizing municipalities. The Department of Economic Development does not endorse the accuracy of the information submitted.*

**1. Number of Projects Reporting: 263**

- |   |              |
|---|--------------|
| (a) "Blighted" designation:   | 194 projects |
| (b) "Conservation Area" designation:                                      | 54 projects  |
| (c) "Economic Development Area" designation:                              | 12 projects  |
| (d) "Blighted and Economic Development Area designation:                  | 2 projects   |
| (e) "Blighted, Conservation Area, Economic Development Area" designation: | 1 project    |

**2. Number of different municipalities reporting: 40**

- |               |    |
|---------------|----|
| (a) Cities:   | 38 |
| (b) Counties: | 2  |

**3. Number of new jobs:**

- |     |                        |
|-----|------------------------|
| (a) | 118,695 estimated      |
| (b) | 54,107 created to date |

**4. Number of retained jobs:**

- |     |                         |
|-----|-------------------------|
| (a) | 28,958 estimated        |
| (b) | 27,950 retained to date |

<b>5. Total PILOTS and EATs received since inception:</b>	<b>\$ 669,602,056.27</b>
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<b>6. Total expenditures for TIF-eligible project costs:</b>	
<b>Since inception:</b>	<b>\$ 3,898,659,403.92</b>
<b>Report period only:</b>	<b>\$ 735,245,881.94</b>

**7. Total expenditures for TIF-eligible project costs by category:**

**(a) Public infrastructure:**

Since Inception:	\$	497,468,368.94
Report Period:	\$	66,515,172.52

**(b) Site development:**

Since Inception:	\$	926,892,769.36
Report Period:	\$	215,898,201.36

**(c) Rehabilitation of existing buildings:**

Since Inception	\$	332,496,102.25
Report Period:	\$	5,680,983.06

**(d) Acquisition of land or buildings:**

Since Inception:	\$	236,035,653.40
Report Period:	\$	18,653,943.00

**(e) Other** (includes professional fees, financing costs, leasing fees, landscaping fees, planning and others not listed above):

Since Inception:	\$	539,204,219.63
Report Period:	\$	83,866,981.37

**(f) P & I payments on outstanding bonded debt:**

Since Inception:	\$	270,526,515.20
Report Period:	\$	79,748,950.02

**(g) Reimbursement to developers for eligible costs:**

Since Inception:	\$	311,502,186.63
Report Period:	\$	50,469,527.80

**(h) Reimbursement to municipalities for eligible costs:**

Since Inception:	\$	83,150,132.37
Report Period:	\$	15,854,398.12

<b>8. Original assessed real property value of project:</b>	\$	414,581,408.51
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<b>9. Assessed real property value at end of reporting period:</b>	\$	1,035,467,542.51
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<b>10. Assessed real property value at district termination:</b>	\$	3,710,538,717.82
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*Atchison County*  
*Exit 110 TIF Plan*

Contact Agency: Atchison County  
Contact Phone: 660-744-6214  
Developer(s): Graybill Tire & Repair, Inc.  
Senate District: 12  
House District: 4

Original Date Plan/Project

5/24/2005

Plan Description:

Site prep, construction of full service truck repair business facility & construct necessary supporting infrastructure at the site

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Required significant infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	3	Actual to Date:	5
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Number of Retained Jobs:

Projected:	25	Actual to Date:	25
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*Atchison County*  
*Exit 110 TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2005

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$114,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$36,000.00

Other: \$5,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$155,000.00

Anticipated TOTAL Project Costs: \$654,000.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Ballwin*

### *Ballwin Town Center TIF Redevelopment Plan*

Contact Agency: Ballwin  
Contact Phone: 636-227-8580  
Developer(s): The Bedrin Organization  
Senate District: 2  
House District: 88  
Original Date Plan/Project  
Plan Description:  
Not provided with report

10/11/1999

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development, and required parcel ass'y and/or relo costs

Number of New Jobs:

Projected:	0	Actual to Date:	455
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Ballwin*

### *Ballwin Town Center TIF Redevelopment Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$32,033.00 As of: 9/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$2,419,026.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$2,999,247.00 Amount on Hand: \$32,033.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs: \$13,665,000.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

## *Belton*

### *Belton Town Centre TIF Plan*

Contact Agency: Belton  
Contact Phone: 816-892-1257  
Developer(s): D.J. Christie, Inc  
Senate District: 31  
House District: 123

Original Date Plan/Project

10/23/2001

#### Plan Description:

Construction of a 300,000sf shopping center with all necessary parking, utility, street improvements, lighting and other infrastructure; clear blighted conditions at the site and provide significant road improvements in the southeast corner of the "Y Hwy

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	525	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Belton*

### *Belton Town Centre TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$141,684.55 As of: 3/31/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$493,308.04 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$1,085,022.28 Amount on Hand: \$141,684.55

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$15,862,400.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$10,918,520.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$26,371,625.00

Anticipated TOTAL Project Costs: \$59,988,153.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Bonne Terre*

### *Highway 47/67 TIF District Redevelopment*

Contact Agency: Bonne Terre  
Contact Phone: 573-358-2254  
Developer(s): The Orchard, L.C.  
Senate District: 20  
House District: 107  
Original Date Plan/Project 7/14/1998  
Plan Description:  
Infrastructural improvements, extensions & environmental clean-up

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required significant infrastructure investment to construct adequate capacity

Number of New Jobs:

Projected:	500	Actual to Date:	85
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Bonne Terre*

### *Highway 47/67 TIF District Redevelopment*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$24,286.80 As of: 9/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$93,221.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$190,963.00 Amount on Hand: \$24,286.80

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,975,000.00

Property Acquisition and Relocation Costs: \$75,000.00

Project Implementation Costs: \$60,000.00

Other: \$800,000.00

Other: \$750,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,710,000.00

Anticipated TOTAL Project Costs: \$41,893,792.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

## *Boonville*

### *Southwestern Quadrant Economic Development Area*

Contact Agency: Boonville

Contact Phone: 660-882-4001

Developer(s): LeMone/Smith Development Company

Senate District: 6

House District: 117

Original Date Plan/Project

2/20/1989

Plan Description:

Site preparation for construction of various commercial and industrial facilities, including infrastructure improvements and extensions, interior roads and access

Plan/Project Operational and under construction

Area Type: Economic Development

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 0 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

## *Boonville*

### *Southwestern Quadrant Economic Development Area*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$60,317.00 As of: 11/1/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$60,317.00

##### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

##### Anticipated TOTAL Project Costs:

Financing Method: Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Branson*

### *Branson Hills Redevelopment Project*

Contact Agency: Branson

Contact Phone: 417-337-8538

Developer(s): Ozark Diversified Development Company

Senate District: 29

House District: 141

Original Date Plan/Project

7/12/2004

Plan Description:

Construction of 290,000sf retail space for a Home Depot, Target, TJ Maxx and six outparcels and 606,824sf shopping center including a Wal-Mart, Kohls, Sam's Club and 8 outparcels

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to construct adequate capacity to support development and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:	750	Actual to Date:	300
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Branson*

### *Branson Hills Redevelopment Project*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$452,704.00 As of: 9/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Economic Activity Taxes:

Total received since inception: \$452,704.00 Amount on Hand: \$452,704.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$24,865,799.00

Property Acquisition and Relocation Costs: \$19,234,509.00

Project Implementation Costs: \$3,899,692.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$48,000,000.00

Anticipated TOTAL Project Costs: \$119,495,634.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Branson*

### *Branson Landing Redevelopment Project*

Contact Agency: Branson  
Contact Phone: 417-337-8538  
Developer(s): HCW Development Company, LLC  
Senate District: 29  
House District: 141

Original Date Plan/Project

1/27/2003

#### Plan Description:

Construction of 220,000sf convention center, new town square and themed boardwalk along lakefront, multi-level parking structure, bridge improvements, 450,000sf privately developed anchor retail, two hotels, condominiums

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relocation

Number of New Jobs:

Projected:	2500	Actual to Date:	1875
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Branson*

### *Branson Landing Redevelopment Project*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$369,528.00 As of: 9/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$369,528.00 Amount on Hand: \$369,528.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$46,554,316.00

Property Acquisition and Relocation Costs: \$39,019,548.00

Project Implementation Costs: \$0.00

Other: \$52,015,977.00

Other: \$17,100,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$154,689,841.00

Anticipated TOTAL Project Costs: \$450,000,000.00

Financing Method: TIF bond, other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Branson*

### *Branson Meadows TIF 1995*

Contact Agency: Branson  
Contact Phone: 417-337-8538  
Developer(s): Marvin & Ivoree Motley  
Senate District: 29  
House District: 141

Original Date Plan/Project

8/28/1995

#### Plan Description:

Site preparation, extension of necessary infrastructure and utilities, relocate, realign and build streets and roads essential to development of the area

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development in the area

Number of New Jobs:

Projected:	0	Actual to Date:	500
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Branson*

### *Branson Meadows TIF 1995*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$181,000.00 As of: 9/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Economic Activity Taxes:

Total received since inception: \$4,291,790.00 Amount on Hand: \$181,000.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,200,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$4,644,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,844,000.00

Anticipated TOTAL Project Costs: \$11,844,000.00

Financing Method: TIF bond, other bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 13

## *Cameron*

### *Crossroads TIF Plan*

Contact Agency: Cameron  
Contact Phone: 816-632-2177  
Developer(s): None noted  
Senate District:  
House District:  
Original Date Plan/Project  
Plan Description:  
Not provided

Plan/Project Not provided  
Area Type: Not provided  
But for Determination:  
Not provided in report.

Number of New Jobs:			
	Projected:	0	Actual to Date: 0
Number of Retained Jobs:			
	Projected:	0	Actual to Date: 0

## *Cameron*

### *Crossroads TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$22,778.91 As of: 9/30/2006

##### Payments in Lieu of Taxes:

Total received since inception:	Amount on Hand:	\$6,920.94
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##### Economic Activity Taxes:

Total received since inception:	Amount on Hand:	\$15,857.97
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##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$0.00
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Property Acquisition and Relocation Costs:	\$0.00
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Project Implementation Costs:	\$0.00
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Other:	\$0.00
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Other:	\$0.00
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Other:	
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Other:	
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Other:	
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Other:	
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Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: Not provided

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *Charlston*

### *I-57 Redevelopment Area TIF*

Contact Agency: Charlston

Contact Phone: 573-683-3325

Developer(s):

Senate District: 27

House District: 161

Original Date Plan/Project

4/13/2004

Plan Description:

Construction of necessary infrastructure and other improvements, relocation of businesses and residents displaced as the result of development for the purpose of preparing the land for development

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	95	Actual to Date:	40
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Number of Retained Jobs:

Projected:	50	Actual to Date:	50
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*Charlston*

*I-57 Redevelopment Area TIF*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$7,112.93 As of: 9/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$59,417.46 Amount on Hand: \$7,112.93

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *Chesterfield*

### *Chesterfield Valley TIF District*

Contact Agency: Chesterfield

Contact Phone: 636-537-4798

Developer(s): Various development companies participating

Senate District: 26

House District: 89

Original Date Plan/Project

10/17/1994

Plan Description:

Construction of infrastructure and other necessary improvements necessary to stimulate development in the area

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and provide financial incentives for area recovery from natural disaster (flood of 1993 and previous flooding events in the valley)

Number of New Jobs:

Projected:	0	Actual to Date:	14000
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Number of Retained Jobs:

Projected:	0	Actual to Date:	1895
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*Chesterfield*  
*Chesterfield Valley TIF District*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:           \$2,004,055.00 As of:       12/31/2005

Payments in Lieu of Taxes:

    Total received since inception:           \$43,801,584.80   Amount on Hand:           \$257,183.23

Economic Activity Taxes:

    Total received since inception:           \$24,576,207.78   Amount on Hand:           \$1,746,871.77

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$72,507,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:                               \$72,507,000.00

Financing Method:   pay-as-you-go, TIF bond, TIF notes

Original estimated number of years to retirement:                               23

Current anticipated estimated number of years to retirement:                               15



## *Des Peres*

### *Manchester/Ballas Redevelopment Project*

Contact Agency: Des Peres

Contact Phone: 314-835-6100

Developer(s): Westfield Of America, LLC

Senate District: 24

House District: 94

Original Date Plan/Project

12/18/1997

Plan Description:

Demolition of the old, 500,000sf West County Mall and reconstruction of a new, 1.2MMsf regional mall also known as West County Mall

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 0 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

## *Des Peres*

### *Manchester/Ballas Redevelopment Project*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$3,209,413.00 As of: 12/31/2005

#### Payments in Lieu of Taxes:

Total received since inception: \$9,473,501.27 Amount on Hand: \$3,209,413.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs: \$300,000,000.00

Financing Method: TIF bond, TIF notes

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 16

## *Eureka*

### *Eureka South I-44 Redevelopment Area, 2005 TIF*

Contact Agency: Eureka

Contact Phone: 636-983-5233

Developer(s): JBA Eureka, LLC

Senate District: 26

House District: 89

Original Date Plan/Project

8/16/2005

#### Plan Description:

Mixed use development consisting of 1,249-unit single family lot residential structures ranging in price from \$200,000 - \$550,000, a "big box" home improvement store, another big box retailer and smaller retail stores, with all necessary infrastructure in

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relocation c

#### Number of New Jobs:

Projected:	300	Actual to Date:	0
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#### Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Eureka

Eureka South I-44 Redevelopment Area, 2005 TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 8/15/2006

Payments in Lieu of Taxes:

Total received since inception: Amount on Hand:

Economic Activity Taxes:

Total received since inception: Amount on Hand:

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$25,500,000.00
Property Acquisition and Relocation Costs:	\$9,000,000.00
Project Implementation Costs:	\$500,000.00
Other:	\$0.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$35,000,000.00

Anticipated TOTAL Project Costs: \$534,230,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Eureka*

### *South I-44 Redevelopment Project*

Contact Agency: Eureka

Contact Phone: 636-983-5233

Developer(s): (District Dissolved 5-2005) THF Eureka Dev. LP

Senate District: 26

House District: 89

Original Date Plan/Project

8/16/1994

#### Plan Description:

Construction of a shopping center with one anchor retail store, several secondary anchor retail stores and a number of smaller shops and outparcels with necessary infrastructure upgrades, etc

Plan/Project Inactive & dissolved

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y & relocation costs

Number of New Jobs:

Projected:	0	Actual to Date:	532
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Number of Retained Jobs:

Projected:	0	Actual to Date:	115
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## *Eureka*

### *South I-44 Redevelopment Project*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$44,742.89 As of: 6/30/2005

##### Payments in Lieu of Taxes:

Total received since inception: \$112,237.55 Amount on Hand: \$26,248.74

##### Economic Activity Taxes:

Total received since inception: \$123,399.58 Amount on Hand: \$18,494.15

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$37,670,000.00

Property Acquisition and Relocation Costs: \$8,000,000.00

Project Implementation Costs: \$400,000.00

Other: \$930,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$47,000,000.00

Anticipated TOTAL Project Costs: \$178,059,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement:

23

Current anticipated estimated number of years to retirement:

## *Eureka*

### *West Fifth Street Redevelopment Project*

Contact Agency: Eureka

Contact Phone: 636-938-5233

Developer(s): (Terminated 12-7-99) Sansone, LLC & Outlet Village

Senate District: 26

House District: 89

Original Date Plan/Project

9/2/1997

#### Plan Description:

Construction of a regional shopping center and business park to include offices warehousing, light industrial, hotel, restaurants & related improvements to infrastructure in area

Plan/Project Inactive

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y & relocation costs

Number of New Jobs:

Projected:	1000	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Eureka*

### *West Fifth Street Redevelopment Project*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:       \$3,660,991.31   As of:       9/30/2005

##### Payments in Lieu of Taxes:

Total received since inception:       \$2,954,839.15   Amount on Hand:       \$1,096,149.90

##### Economic Activity Taxes:

Total received since inception:       \$7,603,245.25   Amount on Hand:       \$2,564,847.41

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:       \$2,475,000.00

Property Acquisition and Relocation Costs:       \$1,400,000.00

Project Implementation Costs:       \$100,000.00

Other:       \$100,000.00

Other:       \$175,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:       \$4,250,000.00

Anticipated TOTAL Project Costs:       \$20,310,000.00

Financing Method:   pay-as-you-go, TIF bond, TIF notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:



## *Excelsior Springs*

### *Paradise Playhouse TIF*

Contact Agency: Excelsior Springs

Contact Phone: 816-630-0760

Developer(s):

Senate District: 17

House District: 36

Original Date Plan/Project

1/25/1999

Plan Description:

Construction of a dinner theater on a vacant piece of property, including all necessary public infrastructure, appurtenances, etc.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Excelsior Springs*

## *Paradise Playhouse TIF*

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$261.00 As of: 9/30/2005

#### Payments in Lieu of Taxes:

Total received since inception: \$135,511.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$16,523.00 Amount on Hand: \$261.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: Other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *Excelsior Springs*

### *Price Chopper TIF*

Contact Agency: Excelsior Springs  
Contact Phone: 816-630-0760  
Developer(s): Associated Wholesale Grocers  
Senate District: 17  
House District: 36

Original Date Plan/Project

6/20/1994

#### Plan Description:

Construction of a new, 60,000sf grocery store and parking with public improvements to MO-10 Hwy consisting of realignment to accommodate increased traffic flow and provide greater safety for motorists in the area of the development

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	25	Actual to Date:	103
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Number of Retained Jobs:

Projected:	30	Actual to Date:	30
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# *Excelsior Springs*

## *Price Chopper TIF*

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$454,310.00 As of: 9/30/2005

#### Payments in Lieu of Taxes:

Total received since inception: \$876,985.00 Amount on Hand: \$101,153.00

#### Economic Activity Taxes:

Total received since inception: \$2,702,158.00 Amount on Hand: \$353,157.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: TIF bond

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 6

## *Excelsior Springs*

### *Vintage Plaza TIF Plan*

Contact Agency: Excelsior Springs  
Contact Phone: 816-630-0760  
Developer(s): CHAP Land Company, LLC  
Senate District: 17  
House District: 36

Original Date Plan/Project

5/6/2002

#### Plan Description:

Installation of a traffic signal at the intersection of U.S. 69 & Vintage Drive and construction of acceleration/deceleration lanes and construction of Vintage Ct. and related storm sewers, extension of Vintage Dr. and related storm sewers and realignmen

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Excelsior Springs*

### *Vintage Plaza TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$25,039.00 As of: 9/30/2005

#### Payments in Lieu of Taxes:

Total received since inception: \$1,426.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$741,226.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$40,000.00

Other: \$85,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$866,226.00

Anticipated TOTAL Project Costs: \$26,860,080.00

Financing Method: pay-as-you-go, other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *Excelsior Springs*

### *Wal-Mart / Elms TIF*

Contact Agency: Excelsior Springs

Contact Phone: 816-630-0760

Developer(s): Multiple development companies participated

Senate District: 17

House District: 36

Original Date Plan/Project

11/28/1994

Plan Description:

Construction of a new Wal-Mart Superstore and renovation of the historic Elms Hotel & Spa in Excelsior Springs, MO

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and / or relocation costs

Number of New Jobs:

Projected:	150	Actual to Date:	20
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Number of Retained Jobs:

Projected:	200	Actual to Date:	200
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## *Excelsior Springs*

### *Wal-Mart / Elms TIF*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$235,386.00 As of: 9/30/2005

##### Payments in Lieu of Taxes:

Total received since inception: \$1,676,965.00 Amount on Hand: \$222,402.00

##### Economic Activity Taxes:

Total received since inception: \$4,584,851.00 Amount on Hand: \$12,984.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: TIF bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:



## *Fenton*

### *Dierberg's Fenton Crossing Project*

Contact Agency: Fenton

Contact Phone: 636-343-2080

Developer(s): Sansone Group

Senate District: 15

House District: 95

Original Date Plan/Project

10/19/1998

Plan Description:

Redevelopment of the area to construct a retail shopping center

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	100	Actual to Date:	100
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Fenton*  
*Dierberg's Fenton Crossing Project*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$28.00 As of: 12/31/2005

Payments in Lieu of Taxes:

Total received since inception: \$1,394,398.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,660,418.00 Amount on Hand: \$28.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,310,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,460,000.00

Anticipated TOTAL Project Costs: \$25,450,000.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

*Fenton*

*Gravois Bluffs Redevelopment Project*

Contact Agency: Fenton

Contact Phone: 636-343-2080

Developer(s): G.J. Grewe, Inc.

Senate District: 15

House District: 95

Original Date Plan/Project

10/19/1998

Plan Description:

Redevelopment of the area to construct a retail shopping center, entertainment and office facility

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy inadequate conditions and required parcel assembly.

Number of New Jobs:

Projected:	2050	Actual to Date:	2050
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Number of Retained Jobs:

Projected:	300	Actual to Date:	300
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## *Fenton*

### *Gravois Bluffs Redevelopment Project*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$161.00 As of: 12/31/2005

#### Payments in Lieu of Taxes:

Total received since inception: \$8,039,042.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$21,490,388.00 Amount on Hand: \$161.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$39,900,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$275,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$40,275,000.00

Anticipated TOTAL Project Costs: \$164,700,000.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

## *Gladstone*

### *Gladstone Plaza TIF Plan*

Contact Agency: Gladstone  
Contact Phone: 816-436-2200  
Developer(s): Gale Communities  
Senate District: 17  
House District: 33 38

Original Date Plan/Project

10/24/2005

#### Plan Description:

Demolition of existing structures and construction of 216,000sf retail development including all necessary infrastructure & parking improvements

Plan/Project Starting up

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing conditions and required parcel assembly/relocation costs

Number of New Jobs:

Projected:	200	Actual to Date:	0
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Number of Retained Jobs:

Projected:	40	Actual to Date:	0
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*Gladstone*  
*Gladstone Plaza TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,977,275.00

Property Acquisition and Relocation Costs: \$2,158,000.00

Project Implementation Costs: \$1,043,691.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,182,966.00

Anticipated TOTAL Project Costs: \$34,352,003.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15

## *Hazelwood*

### *370/Missouri Bottom Road Redevelopment*

Contact Agency: Hazelwood  
Contact Phone: 314-513-5012  
Developer(s): Tristar Business Communities  
Senate District: 7  
House District: 78  
Original Date Plan/Project  
Plan Description:  
Mixed-use industrial and retail development

12/16/1998

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing conditions and capacity to support development, and required parcel assembly and/or relo costs

Number of New Jobs:

Projected:	4000	Actual to Date:	3000
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Hazelwood*

### *370/Missouri Bottom Road Redevelopment*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: Not provided

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:



## *Hazelwood*

### *Elm Grove Redevelopment*

Contact Agency: Hazelwood  
Contact Phone: 314-513-5012  
Developer(s):  
Senate District: 7  
House District: 76  
Original Date Plan/Project  
Plan Description:  
No current plan or developer

4/21/1999

Plan/Project Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relocation

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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# *Hazelwood*

## *Elm Grove Redevelopment*

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: Not provided

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

*Hermann*

*Frene Creek TIF District*

Contact Agency: Hermann

Contact Phone:

Developer(s):

Senate District: 16

House District: 112

Original Date Plan/Project

6/24/1996

Plan Description:

Improvement of infrastructure, street & park entrance, storm drainage retention and control, site grading, retention walls, water & sewer improvements and other utility upgrades. Construction of parking lots sidewalks walking & bike paths, lighting

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	25	Actual to Date:	25
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Number of Retained Jobs:

Projected:	20	Actual to Date:	20
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## *Hermann*

### *Frene Creek TIF District*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$191,810.89 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$346,584.21 Amount on Hand: \$76,724.36

##### Economic Activity Taxes:

Total received since inception: \$511,939.47 Amount on Hand: \$115,086.53

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,304,227.34

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$86,973.88

Other: \$48,873.54

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,440,074.76

Anticipated TOTAL Project Costs: \$1,489,620.00

Financing Method: pay-as-you-go, Other (lease-hold certificate)

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15

## *Higginsville*

### *First Amended I-70 Interchange Plan, MO-Project 1*

Contact Agency: Higginsville

Contact Phone: 660-581-2106

Developer(s): Pilot Travel Centers, LLC f/k/a/ Williams Travel C

Senate District: 21

House District: 122

Original Date Plan/Project

6/7/1999

#### Plan Description:

Construction of a travel center facility, installation of gasoline & diesel pumps, commercial space and 180 parking spaces, demolition and reconstruction of existing gas station, extension of water main and construction of water tower

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	100	Actual to Date:	82
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Higginsville*

### *First Amended I-70 Interchange Plan, MO-Project 1*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$350,534.53 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$217,174.67 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$707,100.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$116,500.00

Other: \$803,280.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,626,880.00

Anticipated TOTAL Project Costs: \$8,100,000.00

Financing Method: Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

## *Higginsville*

### *First Amended I-70 Interchange Plan, MO-Project 2*

Contact Agency: Higginsville

Contact Phone: 660-584-2106

Developer(s): Branson & Sons, Inc.

Senate District: 21

House District: 122

Original Date Plan/Project

6/7/1999

Plan Description:

Construction of a convenience store & gasoline sales outlet, necessary public infrastructure to support development

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	4	Actual to Date:	4
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Number of Retained Jobs:

Projected:	4	Actual to Date:	4
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## *Higginsville*

### *First Amended I-70 Interchange Plan, MO-Project 2*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$26,640.37 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$35,175.30 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$195,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$69,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$264,000.00

Anticipated TOTAL Project Costs: \$1,226,000.00

Financing Method: Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19



## *Independence*

### *Bolger Square TIF Plan*

Contact Agency: Independence

Contact Phone: 816-325-7418

Developer(s): Ehrhardt Development Company

Senate District: 11

House District: 52

Original Date Plan/Project

5/19/1997

Plan Description:

180,000sf retail development including two anchor tenants, other smaller retail establishments and five out-lots and improvements to Crackerneck Road, including a traffic signal

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	600	Actual to Date:	0
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Number of Retained Jobs:

Projected:	250	Actual to Date:	0
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## *Independence*

### *Bolger Square TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,812,257.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$2,927,759.00 Amount on Hand: \$851,761.00

##### Economic Activity Taxes:

Total received since inception: \$3,301,515.00 Amount on Hand: \$960,496.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,092,765.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,092,765.00

Anticipated TOTAL Project Costs: \$31,053,269.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 10

## *Independence*

### *Cornerstone TIF Plan*

Contact Agency: Independence  
Contact Phone: 816-325-7418  
Developer(s): CSI, LLC & Simon Property Group  
Senate District: 11  
House District: 54  
Original Date Plan/Project

3/3/2003

#### Plan Description:

Construction of 13 3-story apartment buildings with a total 420 units. Includes a clubhouse, pool, fitness center, Jacuzzi & covered parking. Also will include 7000sf restaurant, drainage improvements, wetland improvements & necessary utilities and infr

Plan/Project Fully operational  
Area Type: Blight & Economic Development  
But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to construct adequate capacity to support development

Number of New Jobs:	Projected:	26	Actual to Date:	0
Number of Retained Jobs:	Projected:	0	Actual to Date:	0

## *Independence*

### *Cornerstone TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$288,638.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$286,528.00 Amount on Hand: \$135,660.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$152,978.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,540,347.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,540,347.00

Anticipated TOTAL Project Costs: \$35,989,719.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 12

## *Independence*

### *Crackerneck TIF Plan*

Contact Agency: Independence  
Contact Phone: 816-325-7418  
Developer(s): Ehrhardt Development Company  
Senate District: 11  
House District: 56  
Original Date Plan/Project

10/18/2004

#### Plan Description:

Construction of 160,000sf Bass Pro Outdoor World concept retail store, restaurant, hotel and 3 adjoining commercial areas providing more than 500,000sf total retail space. Includes natural area, trail, lake & 60-foot waterfall

Plan/Project Under Construction  
Area Type: Blight & Economic Development  
But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

## *Independence*

### *Crackerneck TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$59,701,489.0 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$28,059,700.00 Amount on Hand: \$28,059,700.00

##### Economic Activity Taxes:

Total received since inception: \$31,641,789.00 Amount on Hand: \$31,641,789.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$64,042,964.00

Property Acquisition and Relocation Costs: \$7,282,000.00

Project Implementation Costs: \$2,233,434.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$73,558,398.00

Anticipated TOTAL Project Costs: \$171,308,865.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Independence*

### *Eastland Center TIF & Redevelopment Plan*

Contact Agency: Independence  
Contact Phone: 816-325-7418  
Developer(s): Eastland Center Associates LLC  
Senate District: 11  
House District: 56  
Original Date Plan/Project 1/3/2000  
Plan Description:  
Mixed-use big-box retail, specialty retail, restaurants, hotel and office space

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected: 5000 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

## *Independence*

### *Eastland Center TIF & Redevelopment Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$4,136,776.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$3,707,542.00 Amount on Hand: \$1,944,285.00

#### Economic Activity Taxes:

Total received since inception: \$6,637,269.00 Amount on Hand: \$2,192,491.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$35,962,000.00

Property Acquisition and Relocation Costs: \$425,000.00

Project Implementation Costs: \$3,961,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$40,348,000.00

Anticipated TOTAL Project Costs: \$254,002,000.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18



## *Independence*

### *Golf Strategies (Drumm Farm) TIF Plan*

Contact Agency: Independence  
Contact Phone: 816-325-7418  
Developer(s): Golf Strategies, Inc.  
Senate District: 11  
House District: 52

Original Date Plan/Project

12/6/1999

#### Plan Description:

Development of 320 acres to include an 18-hole public golf course with clubhouse & maintenance buildings and 145 single-family villas. Project includes const. Of necessary public infrastructure & flood control measures to benefit surrounding areas

Plan/Project Under construction

Area Type: Economic Development

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	100	Actual to Date:	0
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Number of Retained Jobs:

Projected:	30	Actual to Date:	0
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## *Independence*

### *Golf Strategies (Drumm Farm) TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$584,895.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$631,122.00 Amount on Hand: \$274,901.00

#### Economic Activity Taxes:

Total received since inception: \$67,488.00 Amount on Hand: \$309,994.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,832,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,982,000.00

Anticipated TOTAL Project Costs: \$39,218,000.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18

## *Independence*

### *Hartman Heritage Center TIF Plan*

Contact Agency: Independence

Contact Phone: 816-325-7418

Developer(s): Dial Realty Development Corporation

Senate District: 8

House District: 54

Original Date Plan/Project

5/18/1998

Plan Description:

Construction of a 200-room hotel & 15,000 convention center and out-parcel development for restaurants and office space

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	378	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Independence*

### *Hartman Heritage Center TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$3,323,634.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$3,625,342.00 Amount on Hand: \$1,583,258.00

##### Economic Activity Taxes:

Total received since inception: \$1,872,191.00 Amount on Hand: \$1,785,376.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$21,876,000.00

Property Acquisition and Relocation Costs: \$20,000.00

Project Implementation Costs: \$285,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$22,181,000.00

Anticipated TOTAL Project Costs: \$113,026,000.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 16

## *Independence*

### *HCA TIF Plan*

Contact Agency: Independence  
Contact Phone: 816-325-7418  
Developer(s): Recovery Management Corporation  
Senate District: 11  
House District: 49

Original Date Plan/Project

8/21/2000

Plan Description:

Construction of a 257-bed hospital facility and ambulatory surgery center and medical office building

Plan/Project Under construction

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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# *Independence*

## *HCA TIF Plan*

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$97,352.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$114,415.00 Amount on Hand: \$96,000.00

#### Economic Activity Taxes:

Total received since inception: \$4,889.00 Amount on Hand: \$1,352.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,673,400.00

Property Acquisition and Relocation Costs: \$1,117,800.00

Project Implementation Costs: \$365,400.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,135,000.00

Anticipated TOTAL Project Costs: \$263,829,059.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 12

## *Independence*

### *Hy-Vee Center TIF Plan*

Contact Agency: Independence  
Contact Phone: 816-325-7418  
Developer(s): Hr-Vee Corporation  
Senate District: 11  
House District: 52

Original Date Plan/Project

7/15/2002

#### Plan Description:

Construction of an 80,260sf Hy-Vee grocery store and 29,665sf ancillary retail space. Also includes new signalized intersection on Hwy 40, allignment of U.S. 40 and Noland Road intersection, widening and other improvements to U.S. 40 and new infrastru

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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# *Independence*

## *Hy-Vee Center TIF Plan*

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$122,965.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$189,536.77 Amount on Hand: \$57,794.00

#### Economic Activity Taxes:

Total received since inception: \$846,457.58 Amount on Hand: \$65,171.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,489,168.00

Property Acquisition and Relocation Costs: \$783,583.00

Project Implementation Costs: \$100,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,372,751.00

Anticipated TOTAL Project Costs: \$7,716,273.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20



## *Independence*

### *Mid-Town Truman Road Corridor Plan & Redev. Projec*

Contact Agency: Independence

Contact Phone: 816-235-7418

Developer(s): Midtown Truman Rd Corridor Redev Corporation

Senate District: 11

House District: 49

Original Date Plan/Project

10/12/1994

Plan Description:

Preservation and enhancement of existing housing to encourage reinvestment and improvement in residential structures. Includes a Ch 353 tax abatement program

Plan/Project Fully operational

Area Type: Blight, Conservation & Economic Development

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions, parcel assembly and/or relocation costs

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Independence*

### *Mid-Town Truman Road Corridor Plan & Redev. Projec*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$669,969.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$3,698,336.00 Amount on Hand: \$314,885.00

#### Economic Activity Taxes:

Total received since inception: \$85,059.00 Amount on Hand: \$355,084.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$8,380,910.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,380,910.00

Anticipated TOTAL Project Costs: \$80,810,850.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Independence*

### *Mount Washington TIF Plan*

Contact Agency: Independence  
Contact Phone: 816-325-7418  
Developer(s): Mount Washington Forever, LLC  
Senate District: 11  
House District: 51  
Original Date Plan/Project

9/18/2000

#### Plan Description:

Renovation of the 229 acre cemetery, construction of new mausoleum and chapel, improvements to adjacent streets, funding for planning and implementation of the nearby Fairmount Business District

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	31	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Independence*

### *Mount Washington TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$6,072.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$115,737.00 Amount on Hand: \$2,854.00

#### Economic Activity Taxes:

Total received since inception: \$93,990.00 Amount on Hand: \$3,218.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,096,856.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$185,500.00

Other: \$0.00

Other: \$200,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,481,856.00

Anticipated TOTAL Project Costs: \$8,722,700.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 16

## *Independence*

### *N. Indep. Redev. TIF Plan (Project 1)*

Contact Agency: Independence

Contact Phone: 816-325-7418

Developer(s): Limpus Properties, LLC

Senate District: 11

House District: 51

Original Date Plan/Project

5/15/2000

Plan Description:

Construction of a golf course, club house and maintenance buildings located on the above ground surface and construction of underground industrial park

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	530	Actual to Date:	0
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Number of Retained Jobs:

Projected:	530	Actual to Date:	0
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## *Independence*

### *N. Indep. Redev. TIF Plan (Project 1)*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$11,426.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$36,413.00 Amount on Hand: \$5,370.00

#### Economic Activity Taxes:

Total received since inception: \$121,378.00 Amount on Hand: \$6,056.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,583,410.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$376,500.00

Other: \$200,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,159,910.00

Anticipated TOTAL Project Costs: \$40,592,210.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 10

## *Independence*

### *Noland Road Auto Plaza TIF Plan*

Contact Agency: Independence

Contact Phone: 816-325-7418

Developer(s): T.E.N. Investments, Inc.

Senate District: 11

House District: 52

Original Date Plan/Project

12/16/2002

Plan Description:

Development of 3 automobile dealerships, an auto service center and an auto repair facility.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Independence*

### *Noland Road Auto Plaza TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$34,052.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$27,334.00 Amount on Hand: \$16,004.00

#### Economic Activity Taxes:

Total received since inception: \$2,762.00 Amount on Hand: \$18,048.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$437,000.00

Property Acquisition and Relocation Costs: \$1,247,500.00

Project Implementation Costs: \$180,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,865,000.00

Anticipated TOTAL Project Costs: \$13,281,380.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 8

Current anticipated estimated number of years to retirement: 8



## *Independence*

### *Old Landfill TIF Plan & Redevelopment Project*

Contact Agency: Independence

Contact Phone: 816-325-7418

Developer(s): Sterling Village Redevelopment Company, LLC

Senate District: 11

House District: 49

Original Date Plan/Project

9/6/2005

#### Plan Description:

Reclamation of the closed and capped landfills and preparing the area for a mixed-use development consisting an 18-hole private golf course, surrounded by 225 executive-level single-family housing units

Plan/Project Starting up

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Independence*

### *Old Landfill TIF Plan & Redevelopment Project*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,144,000.00

Property Acquisition and Relocation Costs: \$2,731,000.00

Project Implementation Costs: \$7,300,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,175,000.00

Anticipated TOTAL Project Costs: \$117,300,000.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Independence*

### *Recovery Sales Outlet TIF Plan*

Contact Agency: Independence  
Contact Phone: 816-325-7418  
Developer(s): Recovery Management Corporation  
Senate District: 11  
House District: 49

Original Date Plan/Project

12/2/1996

#### Plan Description:

Construction of 670,000sf retail, office and warehouse/industrial spaces. Improvements to public infrastructure, street improvements and landscaping in adjacent areas

Plan/Project Starting up

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Independence*

### *Recovery Sales Outlet TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$116,009.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$939,679.00 Amount on Hand: \$116,009.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,606,723.00

Property Acquisition and Relocation Costs: \$1,977,000.00

Project Implementation Costs: \$1,731,727.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,315,450.00

Anticipated TOTAL Project Costs: \$41,350,578.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 12

## *Independence*

### *Santa Fe Trail Neighborhood TIF Plan*

Contact Agency: Independence

Contact Phone: 816-325-7418

Developer(s): McProperties, Inc.

Senate District: 11

House District: 52

Original Date Plan/Project

12/22/1997

Plan Description:

Construction of approximately 150,000sf of high density residential and associated public improvements to local streets and a state highway interchange

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible; required significant public infrastructure investment to remedy existing inadequate conditions and add capacity to support development and required parcel assembly & relocation costs

Number of New Jobs:

Projected:	250	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Independence*

### *Santa Fe Trail Neighborhood TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,053,389.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$410,767.00 Amount on Hand: \$1,053,389.00

##### Economic Activity Taxes:

Total received since inception: \$13,266.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$431,559.00

Property Acquisition and Relocation Costs: \$5,859,735.00

Project Implementation Costs: \$120,300.00

Other: \$210,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,500,000.00

Anticipated TOTAL Project Costs: \$25,567,017.00

Financing Method: pay-as-you-go & TIF bond

Original estimated number of years to retirement: 17

Current anticipated estimated number of years to retirement: 17

## *Independence*

### *Sterling Village TIF Plan & Redevelopment Project*

Contact Agency: Independence

Contact Phone: 816-325-7418

Developer(s): Sterling Village Redevelopment Company, LLC

Senate District: 11

House District: 49

Original Date Plan/Project

7/6/1998

#### Plan Description:

Clear 7 substandard residential structures and build 72 new, attached residential units in two, three & four unit buildings, Site amenities include a clubhouse, enhancement to the Rock Creek tributary, walking trails, open space

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market; required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Independence*

### *Sterling Village TIF Plan & Redevelopment Project*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$135.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$19,479.00 Amount on Hand: \$135.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$132,554.00

Property Acquisition and Relocation Costs: \$145,000.00

Project Implementation Costs: \$146,820.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$424,374.00

Anticipated TOTAL Project Costs: \$4,408,323.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Independence*

### *Trinity TIF Plan and Redevelopment Project*

Contact Agency: Independence

Contact Phone: 816-325-7418

Developer(s): Sterling Village Redevelopment Company, LLC

Senate District: 11

House District: 49

Original Date Plan/Project

Plan Description:

Construction of several free-standing retail stores including restaurants of about 32,000sf; approximately 99,250sf general commercial space and a 5-story "class A" office building of approximately 50,000sf.

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	172	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Independence*

### *Trinity TIF Plan and Redevelopment Project*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,315,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$450,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,765,000.00

Anticipated TOTAL Project Costs: \$37,150,000.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Jackson*

### *I-55 Corridor Redevelopment Project*

Contact Agency: Jackson  
Contact Phone: 573-243-3568  
Developer(s): Buchheit, Inc  
Senate District: 27  
House District: 157  
Original Date Plan/Project

12/28/1998

#### Plan Description:

Improvements to Old Orchard Road, signalization of Old Orchard Rd. & E. Jackson Blvd, street construction for commercial development, water and sewer service to the area and other general infrastructure works to facilitate development

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	875	Actual to Date:	320
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Jackson*

### *I-55 Corridor Redevelopment Project*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$391,002.00 As of: 9/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$364,448.00 Amount on Hand: \$94,007.00

##### Economic Activity Taxes:

Total received since inception: \$1,287,565.00 Amount on Hand: \$296,995.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$27,800,000.00

Property Acquisition and Relocation Costs: \$1,500,000.00

Project Implementation Costs: \$900,000.00

Other: \$2,800,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$33,000,000.00

Anticipated TOTAL Project Costs: \$86,411,523.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Joplin*

### *1717 Market Place TIF Plan*

Contact Agency: Joplin  
Contact Phone: 417-624-0820  
Developer(s): 1717 Market Place, LLC  
Senate District: 32  
House District: 129

Original Date Plan/Project

1/10/2005

#### Plan Description:

Redevelopment of 39 acres, clean up of abandoned hotel, movie theater and vacant properties, redevelopment of abandoned K-Mart, expansion of an existing Wal-Mart Supercenter

Plan/Project Starting up

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:	315	Actual to Date:	110
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Number of Retained Jobs:

Projected:	200	Actual to Date:	200
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## *Joplin*

### *1717 Market Place TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2005

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$983,846.00

Property Acquisition and Relocation Costs: \$6,854,663.00

Project Implementation Costs: \$225,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,548,608.00

Anticipated TOTAL Project Costs: \$38,953,041.00

Financing Method: pay-as-you-go, loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Kansas City*

### *10th & Troost TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636

Developer(s):

Senate District: 10

House District: 37

Original Date Plan/Project

1/30/1987

Plan Description:

Construction of new office/warehouse facilities and rehabilitation of existing buildings

Plan/Project District Dissolved

Area Type: Conservation

But for Determination:

Required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:

0 Actual to Date:

0

Number of Retained Jobs:

Projected:

0 Actual to Date:

0

*Kansas City*  
*10th & Troost TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$654.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$85,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,105,288.00

Anticipated TOTAL Project Costs:

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0



## *Kansas City*

### *11th Street Project B (Blossom House) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Walnut Creek Ranch, LLC  
Senate District: 10  
House District: 37

Original Date Plan/Project

12/10/1992

#### Plan Description:

Rehabilitation of Centennial Bldg & attached parking garage, development of Cathederal Sq Project, historic preservation of the area, rehab Thayer Place, Poindexter & 700 Central Buildings, infrastructural & streetscape improvements.

Plan/Project Under Construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected: 0 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*Kansas City*  
*11th Street Project B (Blossom House) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$284,890.00

Property Acquisition and Relocation Costs: \$750,000.00

Project Implementation Costs: \$8,415,110.00

Other: \$150,000.00

Other: \$945,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$10,545,000.00

Anticipated TOTAL Project Costs: \$12,014,250.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

## *Kansas City*

### *11th Street TIF Plan*

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): 11th Street Corridor Redevelopment Corporation

Senate District: 10

House District: 37

Original Date Plan/Project

12/10/1992

#### Plan Description:

Rehabilitation of Centennial Building & attached parking garage, development of Cathedral Sq Project, upgrade infrastructure, renovate 700 Central Bldg, façade improvements, etc

Plan/Project Fully operational

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment, required parcel assembly/relocation costs

Number of New Jobs:

Projected:	895	Actual to Date:	6207
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Number of Retained Jobs:

Projected:	0	Actual to Date:	1143
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*Kansas City*  
*11th Street TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                   \$963,902.94 As of:           4/30/2006

Payments in Lieu of Taxes:

    Total received since inception:                   \$6,327,499.28   Amount on Hand:                   \$0.00

Economic Activity Taxes:

    Total received since inception:                   \$18,675,843.46   Amount on Hand:                   \$963,902.94

Anticipated TIF Reimbursable Costs:

    Public Infrastructure/Site Development Costs:   \$37,603,516.00

    Property Acquisition and Relocation Costs:   \$3,325,571.00

    Project Implementation Costs:   \$2,544,336.00

    Other:   \$30,812,875.00

    Other:   \$0.00

    Other:

    Other:

    Other:

    Other:

Total Anticipated TIF Reimbursable Project Costs:   \$74,286,300.00

Anticipated TOTAL Project Costs:   \$211,227,003.00

Financing Method:   pay-as-you-go

Original estimated number of years to retirement:   23

Current anticipated estimated number of years to retirement:   19

## *Kansas City*

### *1200 Main /South Loop- Project 01 (KC Live) TIF*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Cordish & Co  
Senate District: 10  
House District: 37

Original Date Plan/Project

3/4/2004

#### Plan Description:

Acquire, develop, construct rehabilitate & improve office space, parking garages, infrastructure, streetscapes, park, residential and retail development

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing conditions and add capacity to support project and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected: 2034 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*Kansas City*

*1200 Main /South Loop- Project 01 (KC Live) TIF*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$44,250,000.00

Property Acquisition and Relocation Costs: \$41,414,639.00

Project Implementation Costs: \$0.00

Other: \$2,250,000.00

Other: \$54,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$141,914,639.00

Anticipated TOTAL Project Costs: \$183,539,639.00

Financing Method: TIF bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 31

## *Kansas City*

### *1200 Main/South Loop-Project 02 (H&R Block) TIF*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): H & R Block  
Senate District: 10  
House District: 37  
Original Date Plan/Project

3/4/2004

#### Plan Description:

Acquire, develop, construct rehabilitate and improve office space, parking garages, public improvements, streetscape, park, residential & retail development, public infrastructure, etc.

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project, parcel assy & relocati

#### Number of New Jobs:

Projected:	288	Actual to Date:	0
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#### Number of Retained Jobs:

Projected:	1200	Actual to Date:	0
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*Kansas City*

*1200 Main/South Loop-Project 02 (H&R Block) TIF*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$117,471,955.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$3,845,869.00

Other: \$171,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$292,317,824.00

Anticipated TOTAL Project Costs: \$308,399,088.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 31



## *Kansas City*

### *1200 Main/South Loop-Project 03a (President Hotel)*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): President Hotel, L.C.  
Senate District: 10  
House District: 37

Original Date Plan/Project

3/4/2004

#### Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park, residential & retail development and construct necessary public infrastructure

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required significant public infrastructure investment

#### Number of New Jobs:

Projected:	0	Actual to Date:	150
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#### Number of Retained Jobs:

Projected:	0	Actual to Date:	75
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*Kansas City*  
*1200 Main/South Loop-Project 03a (President Hotel)*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,299,793.00

Property Acquisition and Relocation Costs: \$1,213,607.00

Project Implementation Costs: \$105,000.00

Other: \$615,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,233,400.00

Anticipated TOTAL Project Costs: \$45,577,200.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

## *Kansas City*

### *1200 Main/South Loop-Project 04 TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Copaken, White and Blitt  
Senate District: 10  
House District: 37

Original Date Plan/Project

3/4/2004

#### Plan Description:

Acquire, develop, construct, rehabilitate and improve office spaces, parking garages, public improvements, streetscapes, park, residential & retail developments and public infrastructure

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market; required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*1200 Main/South Loop-Project 04 TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: Not provided

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *Kansas City*

### *1200 Main/South Loop-Project 05 TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Copaken, White and Blitt  
Senate District: 10  
House District: 37

Original Date Plan/Project

3/4/2004

#### Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park, residential and retail development and necessary public infrastructure

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Kansas City*

### *1200 Main/South Loop-Project 05 TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: Not provided

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *Kansas City*

### *1200 Main/South Loop-Project 06 TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): 12th & Main Development Co. L.C.  
Senate District: 10  
House District: 37

Original Date Plan/Project

3/4/2004

#### Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscapes, park, residential and retail developments and necessary public infrastructure.

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market; required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*1200 Main/South Loop-Project 06 TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: Not provided

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:



## *Kansas City*

### *1200 Main/South Loop-Project 07 (H&R Block exp'n)*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Blackwell Sanders Peper Martin  
Senate District: 10  
House District: 37

Original Date Plan/Project

3/4/2004

#### Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park, residential and retail development and necessary public infrastructure

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*

*1200 Main/South Loop-Project 07 (H&R Block exp'n)*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: Not provided

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *Kansas City*

### *1200 Main/South Loop-Project 08 (Sprint Arena) TIF*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): City of Kansas City, MO  
Senate District: 10  
House District: 37

Original Date Plan/Project

3/4/2004

#### Plan Description:

Acquire, develop, construct, rehabilitate and improve office spaces, parking garages, public improvements, streetscape, park, residential and retail development and public infrastructure

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and relocation cost

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*

*1200 Main/South Loop-Project 08 (Sprint Arena) TIF*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,085,574.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,085,574.00

Anticipated TOTAL Project Costs: \$255,085,574.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *Kansas City*

### *1200 Main/South Loop-Project 09 TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): City of Kansas City, MO  
Senate District: 10  
House District: 37

Original Date Plan/Project

3/4/2004

#### Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park residential and retail development and necessary infrastructure

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing, inadequate conditions and adequate capacity for development

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Kansas City*

### *1200 Main/South Loop-Project 09 TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: Not provided

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *Kansas City*

### *1200 Main/South Loop-Project 10 TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): DST Realty/Great Plains Energy  
Senate District: 10  
House District: 37

Original Date Plan/Project

3/4/2004

#### Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park, residential and retail development and all necessary public infrastructure

Plan/Project Starting up

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*1200 Main/South Loop-Project 10 TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: Not provided

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 30



## *Kansas City*

### *1200 Main/South Loop-Project 10 TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): DST Realty/Great Plains Energy  
Senate District: 10  
House District: 37

Original Date Plan/Project

3/4/2004

#### Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park, residential and retail development and all necessary public infrastructure

Plan/Project Starting up

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*1200 Main/South Loop-Project 10 TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: Not provided

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 30

## *Kansas City*

### *1200 Main/South Loop-Project 11 TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): City of Kansas City, MO  
Senate District: 10  
House District: 37

Original Date Plan/Project

3/4/2004

#### Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park residential and retail development and all necessary public infrastructure

Plan/Project Starting up

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and adequate capacity to support development

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*1200 Main/South Loop-Project 11 TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: Not provided

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 30

## *Kansas City*

### *1200 Main/South Loop-Project 12 TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Block 112, LLC  
Senate District: 10  
House District: 37

Original Date Plan/Project

3/4/2004

#### Plan Description:

Acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park, residential and retail development and all necessary public infrastructure

Plan/Project Starting up

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Kansas City*

### *1200 Main/South Loop-Project 12 TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: Not provided

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *Kansas City*

### *12th & Wyandotte TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Kansas City Downtown Hotel Group  
Senate District: 10  
House District: 37

Original Date Plan/Project

12/10/1992

#### Plan Description:

Renovation of the existing Marriott Hotel, demolition of the Muehlebach Towers and Link Building, construction of an above-grade walkway linking the Marriott and new Muehlebach Hotel

Plan/Project Fully operational

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	300	Actual to Date:	0
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Number of Retained Jobs:

Projected:	508	Actual to Date:	521
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*Kansas City*  
*12th & Wyandotte TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$12,657.55 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$722,695.93 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,214,947.31 Amount on Hand: \$12,657.55

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$16,871,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$200,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,071,000.00

Anticipated TOTAL Project Costs: \$35,010,000.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12



## *Kansas City*

### *12th & Wyandotte-Aladdin Hotel TIF Plan*

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Kansas City MO Hotel Partners, L.P.

Senate District: 10

House District: 37

Original Date Plan/Project

12/10/1992

Plan Description:

Redevelopment of the hotel located at 1215 Wyandotte, Kansas City, MO, improvements to sidewalks and a pedestrian tunnel

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected: 0 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*Kansas City*  
*12th & Wyandotte-Aladdin Hotel TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,080,000.00

Property Acquisition and Relocation Costs: \$1,155,000.00

Project Implementation Costs: \$446,500.00

Other: \$5,669,510.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,351,010.00

Anticipated TOTAL Project Costs: \$34,043,780.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Kansas City*

### *13th & Washington TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): DST Realty  
Senate District: 10  
House District: 37  
Original Date Plan/Project

9/19/1996

#### Plan Description:

Construction of a 75000 sf building and 225 parking spaces for use by Unitog as its corporate headquarters

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	1134	Actual to Date:	393
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Number of Retained Jobs:

Projected:	350	Actual to Date:	0
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*Kansas City*  
*13th & Washington TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$281.76 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$1,329,911.83 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$795,595.64 Amount on Hand: \$281.76

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,857,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$329,750.00

Other: \$1,912,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,099,250.00

Anticipated TOTAL Project Costs: \$12,515,125.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

## *Kansas City*

### *19th Terrace & Central TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): AF Real Estate Holdings, LLC  
Senate District: 10  
House District: 37

Original Date Plan/Project

6/3/1999

#### Plan Description:

Construct/rehabilitate 53,000sf residential space, 11,000sf warehouse, 149,000sf office & commercial and 47,000sf retail space, 540 new and rehabilitated parking spaces with all necessary supporting infrastructure

Plan/Project Under construction

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

#### Number of New Jobs:

Projected:	230	Actual to Date:	80
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#### Number of Retained Jobs:

Projected:	20	Actual to Date:	0
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*Kansas City*  
*19th Terrace & Central TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                   \$181,510.31 As of:           4/30/2006

Payments in Lieu of Taxes:

    Total received since inception:                   \$137,729.46   Amount on Hand:           \$130,842.98

Economic Activity Taxes:

    Total received since inception:                   \$53,334.04   Amount on Hand:           \$50,667.33

Anticipated TIF Reimbursable Costs:

    Public Infrastructure/Site Development Costs:   \$2,550,000.00

    Property Acquisition and Relocation Costs:   \$0.00

    Project Implementation Costs:   \$744,363.00

    Other:   \$1,815,000.00

    Other:   \$0.00

    Other:

    Other:

    Other:

    Other:

Total Anticipated TIF Reimbursable Project Costs:   \$5,109,363.00

Anticipated TOTAL Project Costs:   \$14,867,553.00

Financing Method:   pay-as-you-go

Original estimated number of years to retirement:   23

Current anticipated estimated number of years to retirement:   18

## *Kansas City*

### *22nd & Main-Project 01 The Freight House Bldg TIF*

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Lidia's Freight House, LLC

Senate District: 10

House District: 37

Original Date Plan/Project

3/19/1998

#### Plan Description:

Rehabilitation of 25,000sf Freight House bldg for development of upscale restaurants to serve as a destination within the area known as the Crossroads area. Add'l \$250,000 commitment to public improvements in the Freight District for the first 12 months

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	186	Actual to Date:	279
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*

*22nd & Main-Project 01 The Freight House Bldg TIF*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$20,805.63 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$263,090.90 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,416,397.19 Amount on Hand: \$20,805.63

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,416,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$738,000.00

Other: \$183,100.00

Other: \$390,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,727,100.00

Anticipated TOTAL Project Costs: \$8,663,435.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15



## *Kansas City*

### *22nd & Main-Project 02 The Marietta Chair Bldg TIF*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Francor, LLC  
Senate District: 10  
House District: 37

Original Date Plan/Project

8/26/1999

#### Plan Description:

Rehabilitation of the 55,000sf Marietta Chair Bldg for use by Birch Telecom, plus construction of residential units with parking and necessary infrastructure

Plan/Project Fully operational

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

#### Number of New Jobs:

Projected:	96	Actual to Date:	3
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#### Number of Retained Jobs:

Projected:	120	Actual to Date:	101
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*Kansas City*

*22nd & Main-Project 02 The Marietta Chair Bldg TIF*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$220,698.46 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$359,867.71 Amount on Hand: \$220,698.46

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$467,711.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$66,159.00

Other: \$320,779.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$854,649.00

Anticipated TOTAL Project Costs: \$9,885,668.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

## *Kansas City*

### *22nd & Main-Project 10 1900 Main Bldg TIF*

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): McFamily Properties, LLC

Senate District: 10

House District: 37

Original Date Plan/Project

1/20/2000

Plan Description:

Rehabilitation of existing building to house 3000sf restaurant; 3300sf commercial and 7800sf office space

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	47	Actual to Date:	14
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Kansas City*

### *22nd & Main-Project 10 1900 Main Bldg TIF*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$4,090.51 As of: 4/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$20,718.07 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$122,156.43 Amount on Hand: \$4,090.51

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$350,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$350,000.00

Anticipated TOTAL Project Costs: \$841,778.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

## *Kansas City*

### *22nd & Main-Project 14 The Safeway Bldg TIF*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Master Realty Properties, Inc.  
Senate District: 10  
House District: 37  
Original Date Plan/Project 7/20/2000  
Plan Description:  
Rehabilitation of 36,550sf for residential, 16,550sf for office and 3,000sf of gallery space

Plan/Project Under construction  
Area Type: Conservation  
But for Determination:  
Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:			
	Projected:	4	Actual to Date: 0
Number of Retained Jobs:			
	Projected:	0	Actual to Date: 4

## *Kansas City*

### *22nd & Main-Project 14 The Safeway Bldg TIF*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$18,680.83 As of: 4/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$304,367.71 Amount on Hand: \$18,680.83

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$467,711.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$66,159.00

Other: \$320,779.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$854,649.00

Anticipated TOTAL Project Costs: \$10,740,317.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

## *Kansas City*

### *22nd & Main-Project 16 Columbia & Gray Buildings*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Levitt Enterprises  
Senate District: 10  
House District: 37

Original Date Plan/Project

6/29/2000

#### Plan Description:

Construction of commercial and residential spaces with parking and necessary utilities in the 37,107sf combined Columbia & Gray buildings

Plan/Project Under construction

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	47	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*22nd & Main-Project 16 Columbia & Gray Buildings*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,393,794.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$29,617.00

Other: \$20,200.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,446,611.00

Anticipated TOTAL Project Costs: \$6,679,430.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17



## *Kansas City*

### *22nd & Main-Project 21 AD Jacobson Bldg TIF*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Levitt Enterprises  
Senate District: 10  
House District: 37

Original Date Plan/Project

6/29/2000

#### Plan Description:

Rehabilitation of 14,000sf AD Jacobson Bldg into commercial and residential uses, with parking and necessary infrastructure, street improvements, utilities, etc

Plan/Project Under construction

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

#### Number of New Jobs:

Projected:	53	Actual to Date:	6
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#### Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*22nd & Main-Project 21 AD Jacobson Bldg TIF*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$22,525.65 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$120,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$12,173.00

Other: \$13,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$145,173.00

Anticipated TOTAL Project Costs: \$2,033,411.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

## *Kansas City*

### *22nd & Main-Project 24 Morr Transfer Bldg TIF*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): DST Realty  
Senate District: 10  
House District: 37

Original Date Plan/Project

12/14/2000

#### Plan Description:

Construction commercial and residential uses, parking and necessary utilities, infrastructure, etc.  
Rehabilitation of 79,773sf Morr Transfer Bldg into office space.

Plan/Project Fully operational

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required substantial public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	196
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Number of Retained Jobs:

Projected:	365	Actual to Date:	0
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*Kansas City*

*22nd & Main-Project 24 Morr Transfer Bldg TIF*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$154.08 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,053,193.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$25,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,078,693.00

Anticipated TOTAL Project Costs: \$9,581,993.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

## *Kansas City*

### *22nd & Main-Project 27 The Arthel Bldg TIF*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Botwin & Company  
Senate District: 10  
House District: 37

Original Date Plan/Project

7/20/2000

#### Plan Description:

Construction commercial and residential uses, parking, utilities, street improvements & public infrastructure. Rehab 11,500sf Arthel Bldg to retail and office condominiums with 10 surface parking spaces.

Plan/Project Fully operational

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	34	Actual to Date:	42
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Number of Retained Jobs:

Projected:	0	Actual to Date:	36
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*Kansas City*

*22nd & Main-Project 27 The Arthel Bldg TIF*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$4,781.09 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$108,209.90 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$57,272.32 Amount on Hand: \$4,781.09

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,053,193.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$62,286.00

Other: \$296,104.00

Other: \$41,235.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,452,818.00

Anticipated TOTAL Project Costs: \$1,549,940.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

## *Kansas City*

### *43rd & Main-H & R Block (Project 2) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): H & R Block  
Senate District: 10  
House District: 39  
Original Date Plan/Project

3/24/1994

#### Plan Description:

Expand the old HRB corporate office headquarters, streetscape improvements along Main & 43rd streets and establish neighborhood housing redevelopment in the surrounding neighborhoods

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	406	Actual to Date:	25
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Number of Retained Jobs:

Projected:	310	Actual to Date:	258
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*Kansas City*  
*43rd & Main-H & R Block (Project 2) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:       \$3,088,066.23 As of:       4/30/2006

Payments in Lieu of Taxes:

    Total received since inception:       \$2,336,153.00   Amount on Hand:       \$1,292,268.00

Economic Activity Taxes:

    Total received since inception:       \$2,147,520.94   Amount on Hand:       \$1,795,798.23

Anticipated TIF Reimbursable Costs:

    Public Infrastructure/Site Development Costs:       \$645,000.00

    Property Acquisition and Relocation Costs:       \$0.00

    Project Implementation Costs:       \$40,000.00

    Other:       \$0.00

    Other:       \$0.00

    Other:

    Other:

    Other:

    Other:

Total Anticipated TIF Reimbursable Project Costs:       \$685,000.00

Anticipated TOTAL Project Costs:       \$13,335,000.00

Financing Method:   pay-as-you-go

Original estimated number of years to retirement:       23

Current anticipated estimated number of years to retirement:       7



## *Kansas City*

### *43rd & Main-Office Depot (Project 1) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Atlantis Holdings, Inc.  
Senate District: 10  
House District: 39  
Original Date Plan/Project 3/24/1994  
Plan Description:  
Construct an Office Depot store on the site and improve streetscapes along Main and 43rd streets

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	26	Actual to Date:	20
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*43rd & Main-Office Depot (Project 1) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$642,671.25 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$584,344.11 Amount on Hand: \$124,393.80

Economic Activity Taxes:

Total received since inception: \$767,318.25 Amount on Hand: \$518,277.45

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$933,518.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$40,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$973,518.00

Anticipated TOTAL Project Costs: \$2,172,000.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

## *Kansas City*

### *811 Main, project 1 TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Commerce Bank  
Senate District: 10  
House District: 37

Original Date Plan/Project

1/5/2006

#### Plan Description:

Rehabilitation and renovation of 215,000sf, 12-story 811 Main office building with all necessary utilities, street improvements, etc

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	772	Actual to Date:	772
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*Kansas City*  
*811 Main, project 1 TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$6,331,400.00

Other: \$10,750.00

Other: \$246,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,588,150.00

Anticipated TOTAL Project Costs: \$18,256,900.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Kansas City*

### *87th & Hillcrest Road TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Dean Machinery Co.  
Senate District: 9  
House District: 44

Original Date Plan/Project

3/3/2005

#### Plan Description:

Redevelop 25 acres of blighted land located at 87th & Hillcrest Rd. Includes acquisition, engineering, site prep, design and construction of office, services and sales facilities for Dean Machinery Co. Also includes parking, landscaping, etc.

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market

Number of New Jobs:

Projected: 35 Actual to Date: 0

Number of Retained Jobs:

Projected: 163 Actual to Date: 0

*Kansas City*  
*87th & Hillcrest Road TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$2,500,000.00

Project Implementation Costs: \$9,307,094.00

Other: \$360,782.00

Other: \$1,306,205.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$28,667,784.00

Anticipated TOTAL Project Costs: \$63,379,426.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *Kansas City*

### *Americana TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Boykin Lodging Company  
Senate District: 10  
House District: 37  
Original Date Plan/Project 1/28/1993  
Plan Description:  
Renovation and market reposition of the Americana Hotel in downtown KC.

Plan/Project Fully operational  
Area Type: Blight  
But for Determination:  
Unusual/extraordinary costs made the project financially unfeasible in the market

Number of New Jobs:			
	Projected:	293	Actual to Date: 387
Number of Retained Jobs:			
	Projected:	0	Actual to Date: 117

## *Kansas City*

### *Americana TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$7,851.09 As of: 4/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$812,783.84 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$926,300.18 Amount on Hand: \$7,851.09

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$561,950.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$260,000.00

Other: \$7,900,000.00

Other: \$300,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,021,950.00

Anticipated TOTAL Project Costs: \$9,021,950.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12



## *Kansas City*

### *Antioch Mall TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Eastbourne Investments, Ltd.  
Senate District: 17  
House District: 31

Original Date Plan/Project

3/23/2006

#### Plan Description:

Redevelop the Antioch Mall and provide funds for neighborhood and infrastructure improvements in the surrounding area. Demolition of the 650,000sf Antioch Mall; construction of a 460,000sf replacement structure of new retail and entertainment venues.

Plan/Project Starting up

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly/relocation costs

Number of New Jobs:

Projected:	517	Actual to Date:	0
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Number of Retained Jobs:

Projected:	764	Actual to Date:	0
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*Kansas City*  
*Antioch Mall TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$12,643,628.00

Project Implementation Costs: \$9,623,001.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$36,455,902.00

Anticipated TOTAL Project Costs: \$82,692,867.00

Financing Method: TIF notes

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 33

## *Kansas City*

### *Baltimore Place Properties TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Cumberland Redevelopment Corporation  
Senate District: 10  
House District: 37

Original Date Plan/Project

2/2/2006

#### Plan Description:

Rehabilitation and construction of office space, renovation and construction of parking spaces, façade enhancements, residential development, public improvements, streetscapes retail and all necessary appurtenances and utilities

Plan/Project Starting up

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and requires historic preservation of existing structures

Number of New Jobs:

Projected:	295	Actual to Date:	0
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Number of Retained Jobs:

Projected:	166	Actual to Date:	0
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## *Kansas City*

### *Baltimore Place Properties TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$2,045,889.00

Project Implementation Costs: \$4,251,099.00

Other: \$1,673,908.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,970,896.00

Anticipated TOTAL Project Costs: \$26,584,989.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *Kansas City*

### *Barrytowne TIF Plan*

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): MD Management c/o Lewis, Rice, Fingerish, LC

Senate District: 17

House District: 38

Original Date Plan/Project

6/6/1996

#### Plan Description:

Construction of 1,872,467sf of commercial retail and 114,957sf office space, approximately 696 residential units, 31,800sf YMCA, widen Barry Rd bridge over US 169, street improvements to Barry Rd, Baughman Rd & surrounding streets

Plan/Project Fully operational

Area Type: Economic Development

#### But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	3900	Actual to Date:	1749
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Kansas City*

### *Barrytowne TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,049,719.77 As of: 4/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$3,837,368.78 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$7,775,763.01 Amount on Hand: \$1,049,719.77

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$26,782,011.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$559,958.00

Other: \$700,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$28,041,969.00

Anticipated TOTAL Project Costs: \$291,965,811.00

Financing Method: Other bond (MDFB Infrastructure Facilities Rev Bon

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 23

## *Kansas City*

### *Blue Ridge Mall TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): MBS Mall Investor - 98, LLC  
Senate District: 10  
House District: 39

Original Date Plan/Project

2/24/2005

#### Plan Description:

Demolition of the old Blue Ridge Mall, acquire the Kaiser Building and construct a 570,000sf retail center and redevelop the 40,000sf office building with associated parking, public improvements, streetscape, public infrastructure, etc.

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market

Number of New Jobs:

Projected:	1535	Actual to Date:	0
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Number of Retained Jobs:

Projected:	75	Actual to Date:	0
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*Kansas City*  
*Blue Ridge Mall TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,260,958.00

Property Acquisition and Relocation Costs: \$6,978,340.00

Project Implementation Costs: \$0.00

Other: \$13,718,588.00

Other: \$6,058,011.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$28,015,897.00

Anticipated TOTAL Project Costs: \$89,928,566.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22



## *Kansas City*

### *Briarcliff West TIF Plan*

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Briarcliff West Development Company

Senate District: 17

House District: 38

Original Date Plan/Project

5/3/1990

#### Plan Description:

Construction of 941,861sf office space, 309,809sf retail, space, 151 single family homes, 84 villas, 366 condos, two structured parking garages, up to 179,355sf of Briarcliff Pkwy, land reclamation and utility relocations

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

unusual/extraordinary costs made project unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development

Number of New Jobs:

Projected:	5000	Actual to Date:	563
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Number of Retained Jobs:

Projected:	0	Actual to Date:	22
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*Kansas City*  
*Briarcliff West TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$293,666.02 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$6,611,547.37 Amount on Hand: \$666.92

Economic Activity Taxes:

Total received since inception: \$919,904.79 Amount on Hand: \$292,999.18

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$45,294,958.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$34,078,231.00

Other: \$1,358,849.00

Other: \$35,835,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$116,567,038.00

Anticipated TOTAL Project Costs: \$547,896,964.00

Financing Method: TIF bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 17

## *Kansas City*

### *Brush Creek-Blue Pkwy (Project A) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Swope Community Builders  
Senate District: 9  
House District: 42

Original Date Plan/Project

3/11/1999

#### Plan Description:

Clearance of the development area, construction of 114,000sf retail; 210,000sf office space; 14,000sf restaurant and 18,000sf US Postal Service facility. Project includes construction of the H & R Block call center & Mazuma Credit Union bldg.

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and adequate capacity to support development

Number of New Jobs:

Projected:	221	Actual to Date:	187
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*Brush Creek-Blue Pkwy (Project A) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *Kansas City*

### *Brush Creek-Blue Pkwy (Project D) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Swope Community Builders  
Senate District: 9  
House District: 42

Original Date Plan/Project

3/11/1999

#### Plan Description:

Clearance of the development area, construction of 114,000sf retail space, 210,000sf office space, 14,000sf restaurant space and 18,000sf US Postal Service facility. Includes construction of the H & R Block Call Center and Mazuma Credit Union Bldg

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	419	Actual to Date:	388
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*Brush Creek-Blue Pkwy (Project D) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$5,547.83 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$575,274.55 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$577,919.16 Amount on Hand: \$5,547.83

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,813,210.00

Property Acquisition and Relocation Costs: \$2,884,702.00

Project Implementation Costs: \$2,249,692.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,947,607.00

Anticipated TOTAL Project Costs: \$54,236,742.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *Kansas City*

### *Brush Creek-Blue Pkwy (Projects B & C) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Swope Community Builders  
Senate District: 9  
House District: 42

Original Date Plan/Project

3/11/1999

#### Plan Description:

Clearance of the development area, construction of 114,000sf retail space, 210,000sf office space, 14,000sf restaurant space and 18,000 US Postal Service facility. Provides for construction of the H & R Block Call Center and Mazuma Credit Union Building

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	374	Actual to Date:	200
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Kansas City*

### *Brush Creek-Blue Pkwy (Projects B & C) TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,813,210.00

Property Acquisition and Relocation Costs: \$2,884,702.00

Project Implementation Costs: \$2,249,692.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,947,607.00

Anticipated TOTAL Project Costs: \$54,236,742.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21



## *Kansas City*

### *Brush Creek-Plaza East TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): O.G. Investments  
Senate District: 9  
House District: 42

Original Date Plan/Project

3/11/1999

#### Plan Description:

Four phases of commercial and retail development along Brush Creek between Troost and The Paseo. 98,000sf commercial and retail with necessary public infrastructure improvements, streetscape improvements & parking, including a Gates BBQ Restaurant facili

Plan/Project Under construction

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support project

Number of New Jobs:

Projected:	0	Actual to Date:	48
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*Brush Creek-Plaza East TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$302,496.98    As of:                      4/30/2006

Payments in Lieu of Taxes:

    Total received since inception:                      \$0.00    Amount on Hand:                      \$0.00

Economic Activity Taxes:

    Total received since inception:                      \$302,496.98    Amount on Hand:                      \$302,496.98

Anticipated TIF Reimbursable Costs:

    Public Infrastructure/Site Development Costs:                      \$500,000.00

    Property Acquisition and Relocation Costs:                      \$0.00

    Project Implementation Costs:                      \$0.00

    Other:                      \$0.00

    Other:                      \$0.00

    Other:

    Other:

    Other:

    Other:

Total Anticipated TIF Reimbursable Project Costs:                      \$500,000.00

Anticipated TOTAL Project Costs:                      \$12,347,110.00

Financing Method:    pay-as-you-go

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      17

## *Kansas City*

### *Brush Creek-Plaza Library TIF Plan*

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Plaza Development, LLC

Senate District: 10

House District: 39

Original Date Plan/Project

3/11/1999

Plan Description:

Construction of 290,000sf office space atop a new 59,000sf Library and construction of 1125-car structured parking

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	720	Actual to Date:	640
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Number of Retained Jobs:

Projected:	719	Actual to Date:	20
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*Kansas City*  
*Brush Creek-Plaza Library TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$4,185.86 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$1,577,954.32 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$212,272.07 Amount on Hand: \$4,185.86

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$14,401,900.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,401,900.00

Anticipated TOTAL Project Costs: \$62,349,100.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

## *Kansas City*

### *Chouteau/I-35 Project 1 and 2 TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Chouteau I-35 Development, LLC  
Senate District: 17  
House District: 31

Original Date Plan/Project

4/23/1998

#### Plan Description:

Construction of 244,709sf retail and street improvements along Chouteau Tfwy, Winn Rd & 42nd Street Terrace North. Also per amendment, boundaries expanded to include property in the Winnwood-Sunnybrook & Chaumiere neighborhoods to implement a housing im

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development, parcel assembly and relocation costs

Number of New Jobs:

Projected:	699	Actual to Date:	515
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*Chouteau/I-35 Project 1 and 2 TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$14,746.71 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$1,471,157.14 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,441,993.29 Amount on Hand: \$14,746.71

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$10,693,752.00

Property Acquisition and Relocation Costs: \$1,040,500.00

Project Implementation Costs: \$338,235.00

Other: \$1,284,116.00

Other: \$29,296.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,385,899.00

Anticipated TOTAL Project Costs: \$30,415,134.00

Financing Method: Other bond (KCMO-supported bonds)

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 25

## *Kansas City*

### *Chouteau/I-35 Project 3 TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Chouteau Crossings West, LLC  
Senate District: 17  
House District: 31

Original Date Plan/Project

4/23/1998

Plan Description:

Site improvements for private construction of a fast food restaurant

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly/relo costs

Number of New Jobs:

Projected:	25	Actual to Date:	50
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*Chouteau/I-35 Project 3 TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$18.44 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$50,226.40 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$133,670.51 Amount on Hand: \$18.44

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$50,000.00

Project Implementation Costs: \$186,992.00

Other: \$214,116.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$351,108.00

Anticipated TOTAL Project Costs: \$1,481,108.00

Financing Method: information not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17



## *Kansas City*

### *Civic Mall - 422 Admiral (Project 13) TIF Plan*

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): McCown Gordon Construction, LLC

Senate District: 10

House District: 37

Original Date Plan/Project

12/8/1994

Plan Description:

Renovation and restoration to the building located at 422 Admiral for a corporate headquarters and employee parking lot, with streetscape improvements and necessary appurtenances and utilities

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market

Number of New Jobs:

Projected:	39	Actual to Date:	9
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Number of Retained Jobs:

Projected:	39	Actual to Date:	27
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*Kansas City*  
*Civic Mall - 422 Admiral (Project 13) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$330,000.00

Property Acquisition and Relocation Costs: \$200,000.00

Project Implementation Costs: \$383,343.00

Other: \$2,040,000.00

Other: \$49,500.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,002,873.00

Anticipated TOTAL Project Costs: \$4,678,487.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *Kansas City*

### *Civic Mall-JE Dunn (Project 66 & 67) TIF Plan*

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): J.E. Dunn Construction Co

Senate District: 10

House District: 37

Original Date Plan/Project

12/8/1994

Plan Description:

Expansion of existing J.D.Dunn headquarters building to retain established business in the downtown

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	60	Actual to Date:	140
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Number of Retained Jobs:

Projected:	115	Actual to Date:	306
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*Kansas City*  
*Civic Mall-JE Dunn (Project 66 & 67) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$204,285.62 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$360,837.19 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,154,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,154,500.00

Anticipated TOTAL Project Costs: \$4,646,000.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

## *Kansas City*

### *Civic Mall-Vista Del Rio TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636

Developer(s):

Senate District: 10

House District: 37

Original Date Plan/Project

12/8/1994

Plan Description:

Rehabilitation of a 20-story building into a 264-suite hotel and construction of structured parking to serve the hotel

Plan/Project Inactive

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected: 66 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*Kansas City*  
*Civic Mall-Vista Del Rio TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$52.01 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$1,209.24 Amount on Hand: \$52.01

Economic Activity Taxes:

Total received since inception: \$51.55 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$9,847,500.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,847,500.00

Anticipated TOTAL Project Costs: \$26,862,000.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

## *Kansas City*

### *Civic Mall-Whitaker Courthouse, FAA, Ilus Davis Bl*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): City of KansasCity, MO  
Senate District: 10  
House District: 37

Original Date Plan/Project

12/8/1994

Plan Description:

Construction of the FAA office building and the Ilus Davis Mall between the Federal Courthouse and City Hall

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	560	Actual to Date:	675
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## *Kansas City*

### *Civic Mall-Whitaker Courthouse, FAA, Ilus Davis Bl*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$7,406.60 As of: 4/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$36,456,014.07 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$334,736.74 Amount on Hand: \$7,406.60

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,000,000.00

Property Acquisition and Relocation Costs: \$10,100,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,100,000.00

Anticipated TOTAL Project Costs: \$88,689,000.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11



## *Kansas City*

### *Country Club Plaza (Proj 8, Kirkwood Cir) TIF*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Kirkwood Realty Co, LLC  
Senate District: 10  
House District: 39 & 44

Original Date Plan/Project

12/10/2003

#### Plan Description:

Construction of 240 Class A condominium residential units plus substantial infrastructure & other improvements including park space along Wornall Rd & a pedestrian walkway to the CC Plaza

Plan/Project Under construction

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*Country Club Plaza (Proj 8, Kirkwood Cir) TIF*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$152,482.53 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$160,487.66 Amount on Hand: \$152,482.53

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,455,842.00

Property Acquisition and Relocation Costs:

Project Implementation Costs: \$1,282,184.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,738,026.00

Anticipated TOTAL Project Costs: \$105,680,900.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

## *Kansas City*

### *Country Club Plaza (Project 1 Seville Sq) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Highwoods Properties  
Senate District: 10  
House District: 39 & 44

Original Date Plan/Project

4/17/1997

#### Plan Description:

Construction of 780,000sf new commercial space, rehab 180,000sf existing commercial structures, construction of 350 market rate apts and 3,965 parking spaces; \$5MM public amenities incl signage, graphics lighting, sound & fountains for the CC Plaza

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions

#### Number of New Jobs:

Projected:	145	Actual to Date:	184
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#### Number of Retained Jobs:

Projected:	0	Actual to Date:	15
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*Kansas City*  
*Country Club Plaza (Project 1 Seville Sq) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$35,464.18 As of:                      4/30/2006

Payments in Lieu of Taxes:

    Total received since inception:                      \$871,280.03    Amount on Hand:                      \$0.00

Economic Activity Taxes:

    Total received since inception:                      \$144,782.54    Amount on Hand:                      \$35,464.18

Anticipated TIF Reimbursable Costs:

    Public Infrastructure/Site Development Costs:                      \$12,598,629.00  
    Property Acquisition and Relocation Costs:                      \$0.00  
    Project Implementation Costs:                      \$0.00  
    Other:                      \$0.00  
    Other:                      \$0.00  
    Other:  
    Other:  
    Other:  
    Other:

Total Anticipated TIF Reimbursable Project Costs:                      \$12,598,629.00

Anticipated TOTAL Project Costs:                      \$50,000,000.00

Financing Method:    Pay-as-you-go

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      15

## *Kansas City*

### *Country Club Plaza (Project 2 Granada & Saks) TIF*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Highwoods Properties  
Senate District: 10  
House District: 39 & 44

Original Date Plan/Project

4/17/1997

#### Plan Description:

Construction of 780,000sf new commercial space, rehabilitation of 180,000sf existing commercial structures, construct 350 market rate apartments and 3965 parking spaces. Includes \$5MM public amenities including signage, graphics, lighting, sound, fountain

Plan/Project Fully operational

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	55	Actual to Date:	17
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Number of Retained Jobs:

Projected:	135	Actual to Date:	0
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## *Kansas City*

### *Country Club Plaza (Project 2 Granada & Saks) TIF*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$109,506.79 As of: 4/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$695,477.04 Amount on Hand: \$75,270.62

#### Economic Activity Taxes:

Total received since inception: \$702,529.65 Amount on Hand: \$34,236.17

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,815,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,815,000.00

Anticipated TOTAL Project Costs: \$12,815,000.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

## *Kansas City*

### *Country Club Plaza (Project 3, Valencia Pl.) TIF*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Highwoods Properties  
Senate District: 10  
House District: 39 & 44

Original Date Plan/Project

4/17/1997

#### Plan Description:

Construction of 780,000sf commercial space; rehab 180,000sf existing commercial bldgs; build 350 market rate apartments with 3965 parking spaces and public amenities of signage, lighting, sound, fountains, etc in the CC Plaza

Plan/Project Fully operational

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

#### Number of New Jobs:

Projected:	175	Actual to Date:	0
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#### Number of Retained Jobs:

Projected:	1000	Actual to Date:	876
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## *Kansas City*

### *Country Club Plaza (Project 3, Valencia Pl.) TIF*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$62,200.15 As of: 4/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$8,560,426.55 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$3,617,813.22 Amount on Hand: \$62,200.15

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$24,700,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$24,700,000.00

Anticipated TOTAL Project Costs: \$71,000,000.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15



## *Kansas City*

### *Country Club Plaza (Project 7, Park Lane) TIF*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Winn Limited Partnership  
Senate District: 10  
House District: 39 & 44

Original Date Plan/Project

12/10/2003

#### Plan Description:

Construction of 780,000sf commercial space; rehab 180,000sf existing commercial buildings; build 350 market-rate apartments and construction of 3965 parking spaces. Also includes \$5MM amenities pkg for the CC Plaza

Plan/Project Under construction

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	225	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*Country Club Plaza (Project 7, Park Lane) TIF*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,961,138.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,961,138.00

Anticipated TOTAL Project Costs: \$18,577,382.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 26

Current anticipated estimated number of years to retirement: 24

## *Kansas City*

### *Downtown Library District, Projects 1 & 2 TIF*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Library TIF, LLC  
Senate District: 10  
House District: 37

Original Date Plan/Project

11/26/2002

#### Plan Description:

Renovation and restoration of the historic 1st Nat'l Bank of KC building to be leased to the KC Public Library, enhance financing for proposed parking garage at 10th & Baltimore, provide streetscape improvements & create a neighborhood improvement program

Plan/Project Fully operational

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	9	Actual to Date:	79
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Number of Retained Jobs:

Projected:	637	Actual to Date:	688
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*Kansas City*

*Downtown Library District, Projects 1 & 2 TIF*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$27,342.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$16,066.01 Amount on Hand: \$15,262.70

Economic Activity Taxes:

Total received since inception: \$12,715.06 Amount on Hand: \$12,079.30

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,489,630.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,053,156.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,542,786.00

Anticipated TOTAL Project Costs: \$23,967,786.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *Kansas City*

### *East Village (Project 1) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): East Village, LLC  
Senate District: 10  
House District: 37

Original Date Plan/Project

5/4/2006

#### Plan Description:

Construction of 150,000sf office space; 2,300 public/private parking spaces; build 1,183 affordable to market-rate residential housing units; 87,200sf retail space; public improvements, streetscapes, infrastructure

Plan/Project Starting up

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs

Number of New Jobs:

Projected:	100	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*East Village (Project 1) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$19,232,755.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,232,755.00

Anticipated TOTAL Project Costs: \$19,232,755.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Kansas City*

### *East Village (Projects 2 & 3) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): East Village, LLC  
Senate District: 10  
House District: 37

Original Date Plan/Project

5/4/2006

#### Plan Description:

Construction of 150,000sf office space; 2,300 public/private parking spaces; build 1,183 affordable to market-rate residential housing units and construction of 87,200sf retail; public improvements, streetscape, etc

Plan/Project Starting up

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development; required parcel ass'y & relo costs

Number of New Jobs:

Projected: 194 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*Kansas City*  
*East Village (Projects 2 & 3) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$7,885,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,885,000.00

Anticipated TOTAL Project Costs: \$121,550,150.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Kansas City*

### *Gailoyd (Projects 1,3 & 4) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Gailoyd Enterprises, Corp.  
Senate District: 10  
House District: 37

Original Date Plan/Project

3/27/2002

#### Plan Description:

Redevelopment and historic renovation of the Power & Light Building into 210,000sf class A office space and 88 residential loft condominiums; construction of city-owned parking garage adjacent to the Power & Light Bldg, and all necessary appurtenances and

Plan/Project Starting up

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market; required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 0 Actual to Date: 0

Number of Retained Jobs:

Projected: 1645 Actual to Date: 0

*Kansas City*  
*Gailoyd (Projects 1,3 & 4) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,257,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,254,000.00

Other: \$0.00

Other: \$539,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,826,000.00

Anticipated TOTAL Project Costs: \$27,872,458.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 31

## *Kansas City*

### *Gailoyd (Projects 2a, 2b & 5) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): City of Kansas City, MO  
Senate District: 10  
House District: 37

Original Date Plan/Project

3/27/2002

#### Plan Description:

Redevelopment and historic renovation of the Power & Light Building into 210,000sf class A office space; construction of 88 residential loft condominiums; construction of city-owned parking garage adjacent to the Power & Light Bldg. Appurtenances & utilit

Plan/Project Starting up

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market; required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 0 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*Kansas City*  
*Gailoyd (Projects 2a, 2b & 5) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: TIF bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 31

## *Kansas City*

### *Gateway 2000 TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Gateway, Inc.  
Senate District: 10  
House District: 37  
Original Date Plan/Project

10/12/1995

#### Plan Description:

Rehabilitation and conversion of the 150,000sf distribution facility into office space and construction of a new 2-story 75,000sf office bldg with 1077 parking spaces; construction of a 2 to 4 floor, 100,000 to 200,000sf office bldg & a 2 to 7 floor office

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market; required substantial public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	3000	Actual to Date:	154
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*Gateway 2000 TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$6,706.54 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$1,224,114.92 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,840,991.93 Amount on Hand: \$6,706.54

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$22,525,451.00

Property Acquisition and Relocation Costs: \$9,090,000.00

Project Implementation Costs: \$152,750.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$31,368,201.00

Anticipated TOTAL Project Costs: \$101,431,335.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

## *Kansas City*

### *Grand Boulevard TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): UMB Bank  
Senate District: 10  
House District: 37

Original Date Plan/Project

11/26/1996

#### Plan Description:

Development of 140,000sf technology & operations center; construction of 750-space structured parking garage and streetscape improvements along Grand, 12th, 9th and adjacent to the redevelopment area

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	35	Actual to Date:	275
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Number of Retained Jobs:

Projected:	750	Actual to Date:	1133
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*Kansas City*  
*Grand Boulevard TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$8,840.62 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$4,731,899.38 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,929,106.14 Amount on Hand: \$8,840.62

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$20,287,257.00

Property Acquisition and Relocation Costs: \$450,000.00

Project Implementation Costs: \$1,117,491.00

Other: \$3,085,112.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$24,939,861.00

Anticipated TOTAL Project Costs: \$68,461,412.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14



## *Kansas City*

### *Grand Boulevard-Watkins (K-1 & L-1) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Watkins & Company, Inc.  
Senate District: 10  
House District: 37

Original Date Plan/Project

11/26/1996

#### Plan Description:

Project Areas K-1 & L-1 provide for the redevelopment of the existing 50,000sf Western Union Building for office and retail use and the beautification of two surface parking lots

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market; required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	35	Actual to Date:	83
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Number of Retained Jobs:

Projected:	90	Actual to Date:	0
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*Kansas City*  
*Grand Boulevard-Watkins (K-1 & L-1) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,506.55 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$27,052.26 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$8,838.20 Amount on Hand: \$1,506.55

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,287,109.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$40,000.00

Other: \$1,920,165.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,247,274.00

Anticipated TOTAL Project Costs: \$7,791,174.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

## *Kansas City*

### *Hickman Mills TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Aventis Pharmaceuticals  
Senate District: 9  
House District: 45 & 50

Original Date Plan/Project

12/3/1992

#### Plan Description:

Construction of 1,000,000sf office space; 200,000sf R & D space; 274,000sf commercial redevelopment; improvements to Hickman Mills Road; acquisition & cleanup; improvements to infrastructure within & adjacent to the RPA

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market; required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relocation c

Number of New Jobs:

Projected: 0 Actual to Date:

Number of Retained Jobs:

Projected: 5958 Actual to Date: 1747

*Kansas City*  
*Hickman Mills TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$8,343.86 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$13,374,092.37 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,577,505.83 Amount on Hand: \$8,343.86

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$177,644,408.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,483,645.00

Other: \$43,613,947.00

Other: \$7,362,500.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$222,762,000.00

Anticipated TOTAL Project Costs: \$655,199,600.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 19

## *Kansas City*

### *Hotel Phillips (Project A) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Marcus Hotels, Inc.  
Senate District: 10  
House District: 37

Original Date Plan/Project

4/6/2000

Plan Description:

Restoration & renovation and improvement of the 213-room historic Hotel Phillips in downtown KC

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	39	Actual to Date:	0
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Number of Retained Jobs:

Projected:	95	Actual to Date:	75
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## *Kansas City*

### *Hotel Phillips (Project A) TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$202,119.84 As of: 4/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$864,575.62 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$1,184,937.17 Amount on Hand: \$202,119.84

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$7,290,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,290,000.00

Anticipated TOTAL Project Costs: \$23,500,000.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

## *Kansas City*

### *Hotel Phillips (Projects B & C) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): City Center Square Equities, LLC  
Senate District: 10  
House District: 37

Original Date Plan/Project

4/6/2000

#### Plan Description:

Construction of a parking garage and commercial space on the ground level of the garage at the Hotel Phillips

Plan/Project Under construction

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market; required parcel assembly and/or relocation costs and to provide improvements to overcome obsolescence of existing office buildings

Number of New Jobs:

Projected:	303	Actual to Date:	0
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Number of Retained Jobs:

Projected:	1267	Actual to Date:	0
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*Kansas City*  
*Hotel Phillips (Projects B & C) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$3,016,731.00
Property Acquisition and Relocation Costs:	\$1,366,881.00
Project Implementation Costs:	\$1,010,630.00
Other:	\$373,287.00
Other:	\$452,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$6,219,529.00

Anticipated TOTAL Project Costs: \$7,318,507.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22



## *Kansas City*

### *Jazz District TIF Plan*

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Jazz District Redevelopment Corporation

Senate District: 9

House District: 37

Original Date Plan/Project

3/25/1999

#### Plan Description:

Construction of 204 residential units and 70,000sf commercial space & parking at the Attucks School site and elsewhere with all necessary utilities and street improvements

Plan/Project Starting up

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development

Number of New Jobs:

Projected:	360	Actual to Date:	4
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Number of Retained Jobs:

Projected:	200	Actual to Date:	0
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*Kansas City*  
*Jazz District TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                   \$100,738.18 As of:           4/30/2006

Payments in Lieu of Taxes:

    Total received since inception:                   \$8,129.20   Amount on Hand:                   \$8,761.51

Economic Activity Taxes:

    Total received since inception:                   \$94,335.05   Amount on Hand:                   \$91,976.67

Anticipated TIF Reimbursable Costs:

    Public Infrastructure/Site Development Costs:   \$4,247,613.00

    Property Acquisition and Relocation Costs:   \$4,989,428.00

    Project Implementation Costs:   \$339,957.00

    Other:   \$0.00

    Other:   \$0.00

    Other:

    Other:

    Other:

    Other:

Total Anticipated TIF Reimbursable Project Costs:   \$9,576,998.00

Anticipated TOTAL Project Costs:   \$44,281,135.00

Financing Method:   TIF bond

Original estimated number of years to retirement:   23

Current anticipated estimated number of years to retirement:   16

## *Kansas City*

### *Judicial Square TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Judicial Square, LLC  
Senate District: 10  
House District: 37

Original Date Plan/Project

5/22/2003

Plan Description:

Renovation of the historic 7-story Griffith Building, formerly known as the Mutual Building

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	10	Actual to Date:	26
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Number of Retained Jobs:

Projected:	35	Actual to Date:	22
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*Kansas City*  
*Judicial Square TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$8,484.27    As of:            4/30/2006

Payments in Lieu of Taxes:

    Total received since inception:                      \$958.93    Amount on Hand:                      \$910.98

Economic Activity Taxes:

    Total received since inception:                      \$7,971.89    Amount on Hand:                      \$7,573.29

Anticipated TIF Reimbursable Costs:

    Public Infrastructure/Site Development Costs:                      \$600,000.00  
    Property Acquisition and Relocation Costs:                      \$0.00  
    Project Implementation Costs:                      \$0.00  
    Other:                      \$87,498.00  
    Other:                      \$0.00  
    Other:  
    Other:  
    Other:  
    Other:

Total Anticipated TIF Reimbursable Project Costs:                      \$687,498.00

Anticipated TOTAL Project Costs:                      \$4,396,735.00

Financing Method:    pay-as-you-go

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      20

## *Kansas City*

### *KCI Corridor (Project 5) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): RED Development  
Senate District: 34  
House District: 32

Original Date Plan/Project

3/11/1999

#### Plan Description:

Reconstruction of the Tiffany Springs Pkwy interchange at I-29; construction of intersection of MO-152 and Ambassador Drive; construction of Ambassador Dr from Barry Rd to Tiffany Springs Pkwy; realignment of Tiffany Spgs Rd & bridge between Skyview to C

Plan/Project Fully operational

Area Type: Economic Development

#### But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	1000	Actual to Date:	150
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*KCI Corridor (Project 5) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs: \$29,596,000.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

## *Kansas City*

### *KCI Corridor (Projects 1, 2 & 4) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Barry North Center, LLC  
Senate District: 34  
House District: 32

Original Date Plan/Project

3/11/1999

#### Plan Description:

Reconstruction of the Tiffany Springs Pkwy interchange at I-29, construction of intersection at MO-152 and Ambassador Drive; construction of Ambassador Dr. from Barry Rd. to Tiffany Springs Pkwy; realignment of Tiffany Springs Road and the bridge between

Plan/Project Fully operational

Area Type: Economic Development

#### But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	1000	Actual to Date:	595
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*KCI Corridor (Projects 1, 2 & 4) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,471,000.00

Anticipated TOTAL Project Costs: \$29,596,000.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16



## *Kansas City*

### *KCI Corridor (Projects 6-10; 14-20) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): MD Mgt. c/o Lewis, Rice & Fingersh, LC  
Senate District: 34  
House District: 32

Original Date Plan/Project

3/11/1999

#### Plan Description:

Reconstruction of the Tiffany Springs Pkwy interchange at I-29; construction of interchange at MO-152 & Ambassador Dr; construction of Ambassador Dr from Barry Rd to Tiffany Spgs Pkwy, realignment of Tiffany Spgs Rd & bridge between Skyway Av and Congress

Plan/Project Under Construction

Area Type: Economic Development

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market; required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*KCI Corridor (Projects 6-10; 14-20) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,000,000.00

Anticipated TOTAL Project Costs: \$17,000,000.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

## *Kansas City*

### *Midtown-Linwood TIF Plan*

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Midtown Redevelopment Corporation

Senate District: 10

House District: 39

Original Date Plan/Project

11/17/1988

Plan Description:

Construction of 120,000sf home improvement retailer (Home Depot) and 150,000sf discount wholesale club (Costco)

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market; required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:	400	Actual to Date:	370
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*

*Midtown-Linwood TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$450,107.94 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,143,068.18 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$34,000,000.00

Anticipated TOTAL Project Costs: \$68,000,000.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

## *Kansas City*

### *Midtown-Mill Street TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Midtown Redevelopment Corporation  
Senate District: 10  
House District: 39  
Original Date Plan/Project 4/30/1993  
Plan Description:  
Construction of approximately 80,000sf retail space

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:	0	Actual to Date:	200
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*Midtown-Mill Street TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$74.97 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$687,435.98 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,103,666.78 Amount on Hand: \$74.97

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,009,060.00

Property Acquisition and Relocation Costs: \$290,940.00

Project Implementation Costs: \$295,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,595,500.00

Anticipated TOTAL Project Costs: \$9,326,100.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

## *Kansas City*

### *New England Bank Building TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): 21 W 10th, LC  
Senate District: 10  
House District: 37

Original Date Plan/Project

11/2/2000

#### Plan Description:

Rehabilitation of the 18-story New England National Bank Building to include 7000sf restaurant space on first floor and 70,000sf office space on the remaining floors

Plan/Project Fully operational

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	288	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	1
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## *Kansas City*

### *New England Bank Building TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,684.82 As of: 4/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$145,791.83 Amount on Hand: \$1,684.82

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,876,700.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$246,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,122,700.00

Anticipated TOTAL Project Costs: \$4,296,136.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20



## *Kansas City*

### *New York Life TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Aquila, Inc.  
Senate District: 10  
House District: 37

Original Date Plan/Project

11/21/1994

Plan Description:

Rehabilitation of the historic New York Life Building and construction of a parking garage

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:	700	Actual to Date:	244
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Kansas City*

### *New York Life TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,896.09 As of: 4/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$2,789,977.70 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$2,637,646.60 Amount on Hand: \$1,896.09

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$10,010,000.00

Property Acquisition and Relocation Costs: \$40,000.00

Project Implementation Costs: \$336,500.00

Other: \$6,130,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,516,500.00

Anticipated TOTAL Project Costs: \$31,524,120.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

## *Kansas City*

### *North Oak, Project 1 TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Cerner Corp  
Senate District: 17  
House District: 31  
Original Date Plan/Project

2/24/2005

#### Plan Description:

To provide a source of revenue for implementation of the North Oak Trafficway Corridor Plan, not yet fully defined as to scope

Plan/Project Starting up  
Area Type: Blight  
But for Determination:  
Not provided in report.

Number of New Jobs:			
	Projected:	0	Actual to Date: 0
Number of Retained Jobs:			
	Projected:	0	Actual to Date: 0

*Kansas City*  
*North Oak, Project 1 TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *Kansas City*

### *Parvin Road TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Hunt Midwest Real Estate  
Senate District: 17  
House District: 34

Original Date Plan/Project

12/14/2000

#### Plan Description:

Expand and improve public infrastructure to accommodate expansion of the existing above and below ground industrial park installations.

Plan/Project Fully operational

Area Type: Economic Development

#### But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	7367	Actual to Date:	240
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Number of Retained Jobs:

Projected:	4793	Actual to Date:	4793
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*Kansas City*  
*Parvin Road TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$464.21 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$3,277,826.52 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,421,019.63 Amount on Hand: \$464.21

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$19,619,514.00

Property Acquisition and Relocation Costs: \$411,000.00

Project Implementation Costs: \$3,785,701.00

Other: \$42,808,480.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$66,624,695.00

Anticipated TOTAL Project Costs: \$93,238,219.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

## *Kansas City*

### *Performing Arts (Projects 1 & 2) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): PAC Holdings, Inc.  
Senate District: 10  
House District: 37

Original Date Plan/Project

1/30/2003

#### Plan Description:

Public improvements throughout the project area; construction of Performing Arts Center; expansion of Bartle Convention Center; development of office, retail and other public developments, infrastructure, etc

Plan/Project Starting up

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market; required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	88	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*Performing Arts (Projects 1 & 2) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$49,000,000.00

Property Acquisition and Relocation Costs: \$15,000,000.00

Project Implementation Costs: \$368,000,000.00

Other: \$355,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,355,500.00

Anticipated TOTAL Project Costs: \$432,355,500.00

Financing Method: Other bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 30



## *Kansas City*

### *Performing Arts (Projects 3 & 4) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Copaken White & Blitt  
Senate District: 10  
House District: 37

Original Date Plan/Project

1/30/2003

#### Plan Description:

Public improvements throughout the project area, construction of the Performing Arts Center; expansion of Bartle Convention Center; development of office, retail and other public development

Plan/Project Starting up

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market; required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	750	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*Performing Arts (Projects 3 & 4) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: Other bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 30

## *Kansas City*

### *Pershing Road TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Pershing Road Development Co, LLC  
Senate District: 10  
House District: 37  
Original Date Plan/Project

4/3/2000

#### Plan Description:

Redevelopment of the Kansas City Post Office building, construction of new office spaces, parking garage for public use adjacent to Union Station; construct a pedestrian bridge between Union Station and the freighthouse district and other improvements in

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market; required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	4000	Actual to Date:	0
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Number of Retained Jobs:

Projected:	2000	Actual to Date:	318
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*Kansas City*  
*Pershing Road TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$121,217,337.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$300,000.00

Other: \$3,894,734.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$125,412,071.00

Anticipated TOTAL Project Costs: \$358,622,172.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *Kansas City*

### *Prospect North TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Prospect North, LLC  
Senate District: 17  
House District: 33

Original Date Plan/Project

3/23/2000

#### Plan Description:

Construct 274,370sf commercial space, 207 attached single-family housing units, construction of a portion of Maple Woods Pkwy west of MO-1 Hwy and significant upgrade to Agnes Road

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:	889	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*Prospect North TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$3,274.45 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$18,139,280.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$223,650.00

Other: \$1,462,044.00

Other: \$547,875.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$23,235,812.00

Anticipated TOTAL Project Costs: \$117,955,485.00

Financing Method: Other bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 27

## *Kansas City*

### *River Market (Project 11) TIF Plan*

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): River View Central, LLC

Senate District: 10

House District: 40

Original Date Plan/Project

12/16/1999

Plan Description:

Rehabilitation of 80,000sf building for office and restaurant use and a structured parking garage

Plan/Project Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 235 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*Kansas City*  
*River Market (Project 11) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,842,556.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,842,556.00

Anticipated TOTAL Project Costs: \$12,980,214.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 28

Current anticipated estimated number of years to retirement: 26



## *Kansas City*

### *River Market (Project 16) TIF Plan*

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): 4th & Locust, LLC

Senate District: 10

House District: 40

Original Date Plan/Project

12/16/1999

Plan Description:

Rehabilitation of 80,000sf building for office and restaurant space and structured parking garage.

Includes other related costs

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Not provided in report.

Number of New Jobs:

Projected: 14 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*Kansas City*  
*River Market (Project 16) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$317,344.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$18,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$720,594.00

Anticipated TOTAL Project Costs: \$1,296,967.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *Kansas City*

### *River Market (Project 17) Republic Paper TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): First & Main  
Senate District: 10  
House District: 40

Original Date Plan/Project

12/16/1999

#### Plan Description:

Relocation of the Republic Paper Recycling Plant facility to provide for the development of the Town of Kansas Archeological Park and improvements to 2nd Street in the area.

Plan/Project Starting up

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*River Market (Project 17) Republic Paper TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$306,492.77    As of:                      4/30/2006

Payments in Lieu of Taxes:

    Total received since inception:                      \$392,002.00    Amount on Hand:                      \$306,492.77

Economic Activity Taxes:

    Total received since inception:                      \$0.00    Amount on Hand:                      \$0.00

Anticipated TIF Reimbursable Costs:

    Public Infrastructure/Site Development Costs:                      \$893,000.00

    Property Acquisition and Relocation Costs:                      \$0.00

    Project Implementation Costs:                      \$2,265,330.00

    Other:                      \$223,204.00

    Other:                      \$220,000.00

    Other:

    Other:

    Other:

    Other:

Total Anticipated TIF Reimbursable Project Costs:                      \$3,601,534.00

Anticipated TOTAL Project Costs:                      \$7,136,692.00

Financing Method:    TIF bond

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      18

## *Kansas City*

### *Riverfront (Projects 1, 10, 12, 15) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Port Authority of Kansas City, MO  
Senate District: 10  
House District: 40

Original Date Plan/Project 12/16/1999

#### Plan Description:

Creation of an "Urban Dense" mixed-use development of residential, office, commercial and institutional projects set in an extension of the downtown KC street grid. 55 acres with up to 3,000,000sf building space, fronting on the Berkley Riverfront Park

Plan/Project Starting up

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	9709	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*Riverfront (Projects 1, 10, 12, 15) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$225,527,306.00

Anticipated TOTAL Project Costs: \$582,558,906.00

Financing Method: Other

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 25

## *Kansas City*

### *Santa Fe TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Damon Pursell Construction  
Senate District: 9  
House District: 44

Original Date Plan/Project

9/30/1993

#### Plan Description:

Reclamation of an old quarry site and construction of commercial and industrial uses with all necessary infrastructure

Plan/Project Under construction

Area Type: Economic Development

#### But for Determination:

Unusual/extraordinary costs made the project unfeasible in the market; required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	181	Actual to Date:	41
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*Santa Fe TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$5,433.89 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$181,110.64 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,465,954.61 Amount on Hand: \$5,433.89

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$154,931,257.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$12,000,000.00

Other:

Other:

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$166,931,257.00

Anticipated TOTAL Project Costs: \$575,791,682.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20



## *Kansas City*

### *Savoy Hotel TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): 9th & Central Corporation  
Senate District: 10  
House District: 37

Original Date Plan/Project

3/18/1999

#### Plan Description:

Restore the historic Savoy Hotel, provide surface parking and build a new 200-room hotel with structured parking

Plan/Project Starting up

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made the project unfeasible in the market

Number of New Jobs:

Projected: 93 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*Kansas City*  
*Savoy Hotel TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$4,223.58 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$4,434.78 Amount on Hand: \$4,223.58

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$6,270,574.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,270,574.00

Anticipated TOTAL Project Costs: \$15,489,679.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

## *Kansas City*

### *Searcy Creek TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): City of Kansas City, MO  
Senate District: 17  
House District: 34

Original Date Plan/Project

3/11/1993

#### Plan Description:

Construction of a sanitary sewer trunk line to serve the Searcy Creek neighborhood area in KC northland region

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected: 0 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*Kansas City*  
*Searcy Creek TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$412,086.90 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$1,026,870.64 Amount on Hand: \$412,086.90

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$350,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$46,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$396,000.00

Anticipated TOTAL Project Costs: \$1,146,000.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

## *Kansas City*

### *Shoal Creek (Hunt Midwest) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Hunt Midwest  
Senate District: 17  
House District: 34

Original Date Plan/Project

11/10/1994

Plan Description:

Construction of residential and commercial uses; infrastructure improvements and street construction

Plan/Project Under construction

Area Type: Economic Development

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	450	Actual to Date:	500
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*Shoal Creek (Hunt Midwest) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:       \$7,850,229.96 As of:       4/30/2006

Payments in Lieu of Taxes:

Total received since inception:       \$26,245,817.95 Amount on Hand:       \$0.00

Economic Activity Taxes:

Total received since inception:       \$18,931,664.29 Amount on Hand:       \$7,850,229.96

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:       \$86,490,897.00

Property Acquisition and Relocation Costs:       \$0.00

Project Implementation Costs:       \$330,000.00

Other:       \$0.00

Other:       \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:       \$86,820,897.00

Anticipated TOTAL Project Costs:       \$103,686,107.00

Financing Method:   pay-as-you-go

Original estimated number of years to retirement:       23

Current anticipated estimated number of years to retirement:       21

## *Kansas City*

### *Southtown/31st & Baltimore (Project G) TIF Plan*

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Citadel Plaza, LLC c/o CDC of Kansas City

Senate District: 9 & 10

House District: 37 & 43

Original Date Plan/Project

12/19/1994

#### Plan Description:

Construction of a mixed-use shopping village with highway and community access points. Includes about 250,000sf retail, grocery store, bank & restaurants, 300 residential units, 900 parking spaces

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*  
*Southtown/31st & Baltimore (Project G) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7



## *Kansas City*

### *Southtown/31st. & Baltimore TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): HCA  
Senate District: 9  
House District: 37 & 43

Original Date Plan/Project 12/19/1994

#### Plan Description:

Rehabilitation and new construction of commercial, residential and institutional structures

Plan/Project Under construction

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

#### Number of New Jobs:

Projected:	476	Actual to Date:	405
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#### Number of Retained Jobs:

Projected:	0	Actual to Date:	10178
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*Kansas City*  
*Southtown/31st. & Baltimore TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$16,864.30 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$9,481,993.71 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,225,757.77 Amount on Hand: \$16,864.30

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$36,503,559.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$6,758,880.00

Other: \$34,148,762.00

Other: \$3,985,318.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$91,742,181.00

Anticipated TOTAL Project Costs: \$168,155,968.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *Kansas City*

### *Summit Output Tech. (Proj. 1, 2, 21, 26, 27, 31)*

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Output Technologies, Inc

Senate District: 10

House District: 37

Original Date Plan/Project

8/31/1995

#### Plan Description:

Creation of a technology campus through adaptive reuse of existing structures and construction of new office/warehouse and light industrial structures, parking, landscaping

Plan/Project Fully operational

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market; required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support project

Number of New Jobs:

Projected:	0	Actual to Date:	338
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*

*Summit Output Tech. (Proj. 1, 2, 21, 26, 27, 31)*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$541,170.87 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$519,072.71 Amount on Hand: \$212,077.35

Economic Activity Taxes:

Total received since inception: \$1,110,236.76 Amount on Hand: \$329,093.52

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,360,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$429,060.00

Other: \$775,000.00

Other: \$342,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,906,060.00

Anticipated TOTAL Project Costs: \$6,276,052.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

## *Kansas City*

### *Summit-Pershing Building (Project 8) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Pershing Building, LLC  
Senate District: 10  
House District: 37  
Original Date Plan/Project 8/10/2000  
Plan Description:  
Rehabilitation for adaptive reuse of the Pershing Building as commercial office and retail space

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development

Number of New Jobs:

Projected: 255 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*Kansas City*

*Summit-Pershing Building (Project 8) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$134,214.72 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,952,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,915,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,867,500.00

Anticipated TOTAL Project Costs: \$13,640.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

## *Kansas City*

### *Three Trails TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): TIAA  
Senate District: 9  
House District: 44

Original Date Plan/Project

2/7/2002

Plan Description:

Revitalization of the old Bannister Mall as the new Three Trails Mall

Plan/Project Inactive

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	380	Actual to Date:	720
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Number of Retained Jobs:

Projected:	1720	Actual to Date:	0
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*Kansas City*  
*Three Trails TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$6,177.64 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$12,881.14 Amount on Hand: \$6,177.64

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: TIF bond

Original estimated number of years to retirement: 31

Current anticipated estimated number of years to retirement: 25



## *Kansas City*

### *Tower Properties, Project A, TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): CB Building Corporation  
Senate District: 10  
House District: 37  
Original Date Plan/Project 11/27/1995  
Plan Description:  
Construction of 330 space parking garage at 9th & Walnut

Plan/Project Fully operational  
Area Type: Blight  
But for Determination:  
Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:			
	Projected:	0	Actual to Date: 2
Number of Retained Jobs:			
	Projected:	0	Actual to Date: 2

*Kansas City*  
*Tower Properties, Project A, TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,291.91 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$202,000.24 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,413.56 Amount on Hand: \$2,291.91

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,640,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$296,000.00

Other: \$31,500,000.00

Other: \$1,500,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,640,000.00

Anticipated TOTAL Project Costs: \$2,640,000.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

## *Kansas City*

### *Tower Properties, Project B, TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Tower Properties  
Senate District: 10  
House District: 37

Original Date Plan/Project

11/27/1995

#### Plan Description:

Construction of 1,000,000sf office space, rehabilitation of the former Federal Building at 909 Walnut and construction of 2000 structured parking spaces

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	135	Actual to Date:	70
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Number of Retained Jobs:

Projected:	0	Actual to Date:	2
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*Kansas City*  
*Tower Properties, Project B, TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$5,137.63 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$115,268.40 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$26,763.58 Amount on Hand: \$5,137.63

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,836,930.50

Property Acquisition and Relocation Costs: \$325,000.00

Project Implementation Costs: \$0.00

Other: \$576,301.00

Other: \$266,980.50

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,180,212.00

Anticipated TOTAL Project Costs: \$8,180,212.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

## *Kansas City*

### *Tower Properties, Project H, TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): 909 E. Walnut, LLC c/o SIMBOL Commercial  
Senate District: 10  
House District: 37

Original Date Plan/Project 11/27/1995

#### Plan Description:

Rehabilitation and redevelopment of the 34-story Fidelity National Bank building at 909 E. Walnut and the 9-story building at 927 E. Walnut and construction of a 7-level parking garage between the two buildings

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development

#### Number of New Jobs:

Projected:	135	Actual to Date:	110
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#### Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Kansas City*

### *Tower Properties, Project H, TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,639.43 As of: 4/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$127,668.86 Amount on Hand: \$2,639.43

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,886,110.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$0.00

Other: \$635,893.00

Other: \$6,710,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,932,000.00

Anticipated TOTAL Project Costs: \$15,932,000.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

## *Kansas City*

### *Union Hill TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Union Hill Development Company  
Senate District: 10  
House District: 37 & 38  
Original Date Plan/Project

12/18/1997

#### Plan Description:

Continuation of neighborhood revitalization begun under the Union Hill Ch. 353 designation. Property acquisition, blight removal, infrastructure improvements, residential and commercial grant program & community center improvements

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected: 30 Actual to Date: 113

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*Kansas City*  
*Union Hill TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$60,467.71 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$718,689.80 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$707,499.37 Amount on Hand: \$60,467.71

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,585,000.00

Property Acquisition and Relocation Costs: \$4,632,500.00

Project Implementation Costs: \$698,345.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,915,845.00

Anticipated TOTAL Project Costs: \$69,610,645.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20



## *Kansas City*

### *Union Hill-KCPT TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): KCPT Television  
Senate District: 10  
House District: 37 & 38

Original Date Plan/Project

10/26/2000

#### Plan Description:

Demolition of four buildings adjacent to 115 E. 31st Street, renovation of 115 E. 31st Street and remodeling of the current KCPT offices and studios to prepare for the station's conversion to digital broadcasting

Plan/Project Fully operational

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	95	Actual to Date:	0
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*Kansas City*  
*Union Hill-KCPT TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$509,949.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$509,949.00

Anticipated TOTAL Project Costs: \$15,500,000.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

## *Kansas City*

### *Universal Floodwater TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Universal Land Redevelopment  
Senate District: 10  
House District: 40  
Original Date Plan/Project

4/18/1991

#### Plan Description:

Construction of 2.8 to 3.3 million sf commercial and industrial development to reimburse costs of flood control and water detention, street improvements and storm sewers. Construct a pump station to solve the flooding problems of the redevelopment area

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 6000 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*Kansas City*  
*Universal Floodwater TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$17,099.75 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$7,034,685.77 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,984,310.43 Amount on Hand: \$17,099.75

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$16,037,152.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,187,152.00

Anticipated TOTAL Project Costs: \$13,732,815.20

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

## *Kansas City*

### *Uptown Theater TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): UGA, LLC  
Senate District: 10  
House District: 37

Original Date Plan/Project

6/11/1994

#### Plan Description:

Revitalize a key section of the Broadway corridor, restoration of the Uptown Theater and redevelopment of the adjacent Valentine Shopping Center to establish a link between residential areas nearby and the Westport area

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	807	Actual to Date:	377
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Number of Retained Jobs:

Projected:	0	Actual to Date:	92
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*Kansas City*  
*Uptown Theater TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$18,030.03 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$112,165.54 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$561,864.62 Amount on Hand: \$18,030.03

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$29,393,910.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$29,393,910.00

Anticipated TOTAL Project Costs: \$10,776,061.60

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *Kansas City*

### *Walnut Creek TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Walnut Creek Apartment Associates  
Senate District: 17  
House District: 31

Original Date Plan/Project

11/23/1988

#### Plan Description:

Construction of 350 apartment units and amenities as well as the construction of intersection improvements at NE 42nd & N. Holmes, extension of Parvin Road and NE Tracy, and instal water & sewer improvements

Plan/Project Fully operational

Area Type: Economic Development

#### But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions capacity to support development

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	5
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*Kansas City*  
*Walnut Creek TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$801.06 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$2,701,483.66 Amount on Hand: \$801.06

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,773,828.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$129,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,902,828.00

Anticipated TOTAL Project Costs: \$17,632,002.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 1



## *Kansas City*

### *West Edge (Project 1 & 2) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Trilogy, Inc.  
Senate District: 10  
House District: 39 & 44

Original Date Plan/Project

4/17/2003

#### Plan Description:

Construction of high quality mixed use redevelopment consistent in design and scope with the existing Country Club Plaza landscape

Plan/Project Starting up

Area Type: Conservation

#### But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support project

Number of New Jobs:

Projected:	1035	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kansas City*

*West Edge (Project 1 & 2) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$11,671.24 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$12,285.52 Amount on Hand: \$11,671.24

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,900,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,498,358.00

Other: \$603,006.00

Other: \$849,725.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$20,851,089.00

Anticipated TOTAL Project Costs: \$76,602,621.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

## *Kansas City*

### *Winchester Ventures TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Winchester Ventures II  
Senate District: 9  
House District: 42 & 50

Original Date Plan/Project 12/19/1991

#### Plan Description:

Development of a business campus suitable to compete with those settings located in outlying suburban areas. Site development, infrastructure construction, etc

Plan/Project Fully operational

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

#### Number of New Jobs:

Projected:	680	Actual to Date:	980
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#### Number of Retained Jobs:

Projected:	0	Actual to Date:	140
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*Kansas City*  
*Winchester Ventures TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:           \$1,159,445.83 As of:           4/30/2006

Payments in Lieu of Taxes:

    Total received since inception:           \$5,112,434.40   Amount on Hand:           \$689,566.55

Economic Activity Taxes:

    Total received since inception:           \$4,363,652.08   Amount on Hand:           \$469,879.28

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$12,143,440.00
Property Acquisition and Relocation Costs:	\$741,000.00
Project Implementation Costs:	\$1,079,000.00
Other:	\$195,000.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs:           \$14,158,440.00

Anticipated TOTAL Project Costs:           \$13,515,844.00

Financing Method:   pay-as-you-go

Original estimated number of years to retirement:           23

Current anticipated estimated number of years to retirement:           18

## *Kansas City*

### *Winchester Visions (Project 13) TIF Plan*

Contact Agency: Kansas City  
Contact Phone: 816-221-0636  
Developer(s): Visions Building Corporation  
Senate District: 9  
House District: 42 & 50

Original Date Plan/Project

12/19/1991

#### Plan Description:

Construction of 1,133,600sf office space and 20,000sf retail space. Acquisition of certain residential properties and rehabilitation of existing residential neighborhood; renovation of infrastructure, etc

Plan/Project Fully operational

Area Type: Conservation

#### But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions

#### Number of New Jobs:

Projected: 0 Actual to Date: 0

#### Number of Retained Jobs:

Projected: 0 Actual to Date: 220

*Kansas City*  
*Winchester Visions (Project 13) TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$8,143.36 As of: 4/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$356,960.24 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$211,166.51 Amount on Hand: \$8,143.36

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$550,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$550,000.00

Anticipated TOTAL Project Costs: \$2,400,000.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

## *Kearney*

### *Methodist Church Redevelopment TIF Plan*

Contact Agency: Kearney  
Contact Phone: 816-628-4142  
Developer(s): DEW, LLC  
Senate District: 21  
House District: 35  
Original Date Plan/Project

8/21/2000

#### Plan Description:

TIF funds to be used to finance storm water detention improvements to enhance appearance and viability of the entire downtown Kearney area and, in particular the revovation and restoration project for the historic Methodist Church building for commercial

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Kearney*

### *Methodist Church Redevelopment TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,357.00 As of: 3/31/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$76,419.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$52,095.00 Amount on Hand: \$2,357.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: TIF bond

Original estimated number of years to retirement: 8

Current anticipated estimated number of years to retirement: 9



## *Kearney*

### *Northland Development Redevelopment Area TIF*

Contact Agency: Kearney

Contact Phone: 816-628-4142

Developer(s): Platte-Clay Industrial Development Corporation

Senate District: 21

House District: 35

Original Date Plan/Project

9/5/1995

#### Plan Description:

Construction of necessary infrastructure and utility extensions, widening of MO-92 and new streets pursuant to the location of new Platte-Clay Electric Cooperative Corporate headquarters & warehouse facility in Kearney

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Northland Development Redevelopment Area TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$67,844.00 As of: 3/31/2006

Payments in Lieu of Taxes:

Total received since inception: \$1,103,587.00 Amount on Hand: \$67,844.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Kirksville*

### *Kirksville Downtown Improvement TIF Plan*

Contact Agency: Kirksville  
Contact Phone: 660-627-1224  
Developer(s): N/A  
Senate District: 18  
House District: 2  
Original Date Plan/Project

12/27/1999

#### Plan Description:

Funding assistance for various projects under the Kirksville Downtown Development Plan including construction of new business buildings, renovation of existing buildings, façade improvements, rebuilding streets, sidewalks other public areas, signage, etc.

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	90	Actual to Date:	0
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Number of Retained Jobs:

Projected:	90	Actual to Date:	0
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## *Kirksville*

### *Kirksville Downtown Improvement TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$393,526.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$513,479.00 Amount on Hand: \$0.00

##### Economic Activity Taxes:

Total received since inception: \$217,189.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$15,052,479.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *Kirkwood*

### *Meacham Park Redevelopment Project TIF Plan*

Contact Agency: Kirkwood

Contact Phone: 314-822-5834

Developer(s): The DESCO Group, Inc.

Senate District: 15

House District: 95

Original Date Plan/Project

12/1/1994

#### Plan Description:

Mixed-use commercial residential redevelopment includes 500,000sf retail center, construct new in-fill housing and provide funding for major improvements to the rest of the existing neighborhood housing & infrastructure

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and relo costs

#### Number of New Jobs:

Projected:	600	Actual to Date:	1161
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#### Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Kirkwood*  
*Meacham Park Redevelopment Project TIF Plan*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:           \$3,620,580.00 As of:           3/31/2006

Payments in Lieu of Taxes:

    Total received since inception:           \$6,116,864.00   Amount on Hand:           \$1,161,120.00

Economic Activity Taxes:

    Total received since inception:           \$12,958,569.00   Amount on Hand:           \$2,459,460.00

Anticipated TIF Reimbursable Costs:

    Public Infrastructure/Site Development Costs:                               \$4,000,000.00  
    Property Acquisition and Relocation Costs:                               \$6,560,000.00  
    Project Implementation Costs:   \$870,000.00  
    Other:   \$1,350,000.00  
    Other:   \$2,650,000.00  
    Other:  
    Other:  
    Other:  
    Other:

Total Anticipated TIF Reimbursable Project Costs:                               \$15,430,000.00

Anticipated TOTAL Project Costs:   \$57,000,000.00

Financing Method:   TIF bond

Original estimated number of years to retirement:                               23

Current anticipated estimated number of years to retirement:                               17

## *Kirkwood*

### *Pioneer Place TIF Plan*

Contact Agency: Kirkwood

Contact Phone: 314-822-5834

Developer(s): NOVUS Development Company

Senate District: 15

House District: 94

Original Date Plan/Project

12/12/1995

Plan Description:

Redevelopment of 7 acre site to construct commercial retail and office complex of five buildings

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relocation c

Number of New Jobs:

Projected:	0	Actual to Date:	257
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Number of Retained Jobs:

Projected:	0	Actual to Date:	132
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## *Kirkwood*

### *Pioneer Place TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$322,590.00 As of: 3/31/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$2,223,884.00 Amount on Hand: \$270,040.00

##### Economic Activity Taxes:

Total received since inception: \$432,899.00 Amount on Hand: \$52,550.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$781,500.00

Property Acquisition and Relocation Costs: \$1,738,500.00

Project Implementation Costs: \$0.00

Other: \$60,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,580,000.00

Anticipated TOTAL Project Costs: \$2,580,000.00

Financing Method: TIF bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 13



## *Lee's Summit*

### *Chapel Ridge TIF Plan*

Contact Agency: Lee's Summit  
Contact Phone: 816-969-1104  
Developer(s): Atcheson & Haas, LLC  
Senate District: 8  
House District: 52 & 55

Original Date Plan/Project

12/7/2000

#### Plan Description:

Project 1: construction of 182,655sf retail space, 421,500sf office space and a hotel. Project 2: 435,373sf mixed use commercial and residential development including office, retail, hotel, 125 single family homes, 334 apartment units

Plan/Project Under construction

Area Type: Economic Development

#### But for Determination:

Required significant infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	2599	Actual to Date:	592
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Lee's Summit*

### *Chapel Ridge TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,262,633.22 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$6,052,836.06 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$2,647,031.25 Amount on Hand: \$1,262,633.22

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$32,140,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,274,160.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$34,414,160.00

Anticipated TOTAL Project Costs: \$101,846,800.00

Financing Method: pay-as-you-go, other bond (TDD)

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *Lee's Summit*

### *I-470 & 350 Hwy TIF District*

Contact Agency: Lee's Summit  
Contact Phone: 816-969-1104  
Developer(s): RED Capital Holdings of Lee's Summit  
Senate District: 8  
House District: 47  
Original Date Plan/Project 4/4/2000  
Plan Description:  
Development of a regional shopping center

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly, relocation cost

Number of New Jobs:

Projected:	0	Actual to Date:	1530
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Lee's Summit*

### *I-470 & 350 Hwy TIF District*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,173,375.59 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$5,116,475.97 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$13,505,250.11 Amount on Hand: \$2,173,375.59

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$21,364,848.15

Property Acquisition and Relocation Costs: \$3,449,333.00

Project Implementation Costs: \$2,621,630.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$27,435,811.15

Anticipated TOTAL Project Costs: \$117,526,500.00

Financing Method: pay-as-you-go, TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Lee's Summit*

### *New Longview TIF Plan*

Contact Agency: Lee's Summit

Contact Phone: 816-969-1104

Developer(s): Gale Communities, Inc.

Senate District: 8

House District: 56

Original Date Plan/Project

3/21/2002

Plan Description:

Renovation of 13 historic buildings and construction of 220,000sf retail space and 176,000sf office space

Plan/Project Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Lee's Summit*

### *New Longview TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$30,358.08 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,542,227.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,846,756.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,388,983.00

Anticipated TOTAL Project Costs: \$200,665,294.00

Financing Method: pay-as-you-go, TIF bond, other bond & other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Lee's Summit*

### *Northeast TIF District*

Contact Agency: Lee's Summit  
Contact Phone: 816-969-1104  
Developer(s): LeMone Smith Development Co  
Senate District: 8  
House District: 52 & 55

Original Date Plan/Project 12/22/1988

#### Plan Description:

Construction of public infrastructure including water & sewer lines, storm sewer lines and streets to facilitate development of the district

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Required significant infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	0	Actual to Date:	380
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Lee's Summit*

### *Northeast TIF District*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$13,611.95 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$7,681,441.34 Amount on Hand: \$13,611.95

##### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,782,324.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$32,140,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,782,324.00

##### Anticipated TOTAL Project Costs:

Financing Method: Loan & other bond

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 17



## *Liberty*

### *Liberty Triangle TIF Plan*

Contact Agency: Liberty  
Contact Phone: 816-781-7100  
Developer(s): Lowe's Home Improvement Centers  
Senate District:  
House District:  
Original Date Plan/Project  
Plan Description:  
Construction of a Lowe's Home Improvement Center facility

12/1/2002

Plan/Project Fully operational  
Area Type: not provided  
But for Determination:  
Not provided

Number of New Jobs:			
	Projected:	0	Actual to Date: 0
Number of Retained Jobs:			
	Projected:	0	Actual to Date: 0

## *Liberty*

### *Liberty Triangle TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,345,160.00 As of: 12/31/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$304,680.00 Amount on Hand: \$304,680.00

##### Economic Activity Taxes:

Total received since inception: \$484,150.00 Amount on Hand: \$484,150.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: not provided

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *Madison County*

### *Highway 67 / 72 TIF District*

Contact Agency: Madison County

Contact Phone: 573-783-2176

Developer(s):

Senate District: 27

House District: 156

Original Date Plan/Project

12/26/2001

Plan Description:

Construction of necessary infrastructure to assist in development of a business park owned by the city of Fredericktown, also to relocate the electric coop offices to an area outside flood hazard zone and relocate Hwy 72 to an area north of Fredericktown

Plan/Project Starting up

Area Type: Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	500	Actual to Date:	360
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Madison County*

### *Highway 67 / 72 TIF District*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$198,485.00 As of: 9/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$369,712.00 Amount on Hand: \$21,582.00

#### Economic Activity Taxes:

Total received since inception: \$199,023.00 Amount on Hand: \$178,331.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,550,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$50,000.00

Other: \$1,500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs: \$15,200,000.00

Financing Method: pay-as-you-go, TIF Bond, TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Maryville*

### *LMP Steel & Wire Expansion TIF*

Contact Agency: Maryville  
Contact Phone: 660-562-8001  
Developer(s): LMP Steel & Wire Company  
Senate District: 12  
House District: 4

Original Date Plan/Project

4/14/2004

#### Plan Description:

Preparation of vacant land for construction of new manufacturing facility for LMP Steel & Wire Company, required extension of utilities, acquisition, grading, roadwork, etc.

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	40	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Maryville*

### *LMP Steel & Wire Expansion TIF*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$18,514.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$196,348.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$45,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$471,348.00

Anticipated TOTAL Project Costs: \$1,666,348.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 9

Current anticipated estimated number of years to retirement: 7

## *Maryville*

### *Maryville Town Center RPA 1 TIF*

Contact Agency: Maryville  
Contact Phone: 660-562-8001  
Developer(s): Maryville Partners, LLC  
Senate District: 12  
House District: 4

Original Date Plan/Project

2/28/2005

#### Plan Description:

Infrastructure and site improvements, demolition of two anchor spaces, construction of a new anchor retail space of 48,000sf; junior anchor space of 11,900sf, a C-store and renovation of an existing strip facility

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Maryville*

### *Maryville Town Center RPA 1 TIF*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,505.00 As of: 10/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$9,457.00 Amount on Hand: \$2,505.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$705,000.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$45,000.00

Other: \$200,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,950,000.00

Anticipated TOTAL Project Costs: \$7,531,000.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



*Moberly*

*McCormick Place TIF Project*

Contact Agency: Moberly

Contact Phone: 660-263-9398

Developer(s): Orscheln Properties, LLP

Senate District: 19

House District: 22

Original Date Plan/Project

12/1/1993

Plan Description:

Construction of roadway improvements, water, sanitary & storm sewer extensions, landscaping, surface parking and lighting as required to permit redevelopment

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development, and required parcel ass'y and/or relo costs

Number of New Jobs:

Projected:	37	Actual to Date:	45
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Number of Retained Jobs:

Projected:	6	Actual to Date:	15
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## *Moberly*

### *McCormick Place TIF Project*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/1/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$706,276.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$1,384,839.37 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$509,200.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$161,000.00

Other: \$431,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,101,700.00

Anticipated TOTAL Project Costs: \$6,120,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 11

## *Monett*

### *Monett TIF District*

Contact Agency: Monett

Contact Phone: 417-235-3763

Developer(s):

Senate District: 29

House District: 131

Original Date Plan/Project

12/30/1996

Plan Description:

Construction and installation of necessary infrastructure to reduce traffic problems and hazards in the area in advance of construction of a Wal-Mart and a Ramey Supermarket at the site

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extrarodinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Monett*

### *Monett TIF District*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$841,290.02 As of: 3/1/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$3,266,267.02 Amount on Hand: \$592,845.74

##### Economic Activity Taxes:

Total received since inception: \$1,268,753.91 Amount on Hand: \$672,045.31

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs: \$6,528,534.15

Financing Method: TIF bond

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 6

*Monett*

*TIF 2 Redevelopment Area*

Contact Agency: Monett

Contact Phone: 417-235-3763

Developer(s):

Senate District: 29

House District: 131

Original Date Plan/Project

3/2/2005

Plan Description:

Construction and installation of necessary infrastructure to reduce traffic problems and hazards in the area in advance of construction of a Lowe's at the site

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

## *Monett*

### *TIF 2 Redevelopment Area*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$97,736.47 As of: 3/31/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs: \$6,180,000.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Mound City*

### *Mound City MO TIF District*

Contact Agency: Mound City  
Contact Phone: 660-442-3447  
Developer(s): M.C. Dev. Corp, Custom Convenience, LLC & McDonald  
Senate District: 12  
House District: 4

Original Date Plan/Project 8/30/2002

#### Plan Description:

Eliminate blight, rebuild and install infrastructure to promote development of a Dollar General, Subway, C-Store w/attached fast food restaurant and a McDonalds

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

#### Number of New Jobs:

Projected:	49	Actual to Date:	68
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#### Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Mound City*

### *Mound City MO TIF District*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$13,608.31 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$134,362.37 Amount on Hand: \$13,608.31

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,117.66

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$802,400.00

Other: \$16,471.35

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$822,989.01

Anticipated TOTAL Project Costs: \$1,136,102.20

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 17



## *North Kansas City*

### *Northgate Village TIF Plan*

Contact Agency: North Kansas City

Contact Phone: 816-412-7814

Developer(s): City of North Kansas City with various developers

Senate District:

House District:

Original Date Plan/Project

1/25/2000

Plan Description:

Infrastructural improvements, land clearance & acquisition, construction of retail/dining establishments by private contractors, const of 180 affordable senior apts, 441 single family housing units

Plan/Project Under construction

Area Type: Blight

But for Determination:

Not provided in report.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *North Kansas City*

### *Northgate Village TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$110,881.00 As of: 10/31/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$87,228.00 Amount on Hand: \$87,228.00

##### Economic Activity Taxes:

Total received since inception: \$23,653.00 Amount on Hand: \$23,653.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,511,653.00

Property Acquisition and Relocation Costs: \$989,619.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *Osage Beach*

### *Prewitt's Highway 54 Development TIF*

Contact Agency: Osage Beach  
Contact Phone: 573-302-2000  
Developer(s): Prewitt's Hwy 54 Enterprises, LLC  
Senate District: 6  
House District: 115

Original Date Plan/Project

7/6/2000

#### Plan Description:

Development of big box retail and smaller store spaces, road improvements to Hwy 54 / MO 42 intersection, retouting of Mo Rt D; extension of infrastructure components

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Required significant infrastructure investment to remedy existing inadequate conditions, and construct adequate capacity to support development

Number of New Jobs:

Projected:	0	Actual to Date:	750
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*Osage Beach*  
*Prewitt's Highway 54 Development TIF*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$822,215.00 As of: 12/31/2005

Payments in Lieu of Taxes:

Total received since inception: \$1,122,902.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,501,895.00 Amount on Hand: \$822,215.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$19,091,947.00

Property Acquisition and Relocation Costs: \$2,400,000.00

Project Implementation Costs: \$762,000.00

Other: \$832,615.00

Other: \$150,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$23,236,562.00

Anticipated TOTAL Project Costs: \$110,441,726.00

Financing Method: TIF bond

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 21

## *Raymore*

### *Hwy 58 West Extended Redevelopment Plan (1 & 2)*

Contact Agency: Raymore

Contact Phone: 816-331-0488

Developer(s): PDD Development, LLC & Raymore Galleria, LLC

Senate District: 31

House District: 123

Original Date Plan/Project

1/24/2005

#### Plan Description:

Property acquisition as required to build approximately 116,000sf retail and associated parking and necessary infrastructure for an anchor home improvement retailer

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs

#### Number of New Jobs:

Projected:	153	Actual to Date:	135
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#### Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Raymore*

### *Hwy 58 West Extended Redevelopment Plan (1 & 2)*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$203,731.10 As of: 10/31/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$203,731.10 Amount on Hand: \$203,731.10

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,459,276.00

Property Acquisition and Relocation Costs: \$4,509,546.00

Project Implementation Costs: \$793,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,761,822.00

Anticipated TOTAL Project Costs: \$71,800,000.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Richmond Heights*

### *Francis Pl. RPA 1 & 4*

Contact Agency: Richmond Heights  
Contact Phone: 314-646-7658  
Developer(s): Pace Properties, Inc  
Senate District: 15  
House District: 87

Original Date Plan/Project

3/3/2003

#### Plan Description:

Redevelopment of a 29-acre site in a total of four project areas (1-4). RPA 1 consists of 750-space parking garage, 110,000sf retail space and 35 residential units; RPA 4 consists of 6000sf retail space & related parking

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relo cost

Number of New Jobs:

Projected:	340	Actual to Date:	400
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Richmond Heights*

### *Francis Pl. RPA 1 & 4*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$69,120.83 As of: 11/1/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$349,049.46 Amount on Hand: \$6.06

#### Economic Activity Taxes:

Total received since inception: \$1,293,417.84 Amount on Hand: \$69,114.77

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,146,142.28

Property Acquisition and Relocation Costs: \$3,401,343.00

Project Implementation Costs: \$3,854,709.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,402,194.28

Anticipated TOTAL Project Costs: \$54,953,000.00

Financing Method: TIF bond

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 13



## *Riverside*

### *Gateway Redevelopment Plan*

Contact Agency: Riverside

Contact Phone: 816-741-3993

Developer(s):

Senate District: 34

House District: 32

Original Date Plan/Project

10/2/2001

Plan Description:

Eliminate blight, rebuild infrastructure to promote development

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure to remedy existing inadequate conditions and to support adequate capacity for development

Number of New Jobs:

Projected: 0 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

## *Riverside*

### *Gateway Redevelopment Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *Riverside*

### *L-385 Levee Redevelopment Plan*

Contact Agency: Riverside  
Contact Phone: 816-221-3420

Developer(s):

Senate District: 34

House District: 32

Original Date Plan/Project

7/16/1996

Plan Description:

Construction of the Quindaro Levee and Riverside Levee and related improvements to provide flood protection; a full diamond interchange at I-635 & Van de Populier Rd and improvements to Mattox Rd and Van de Populier, construction of internal storm drainag

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market; required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development, parcel assembly and/or relocation costs

Number of New Jobs:

Projected:	12684	Actual to Date:	283
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Riverside*

### *L-385 Levee Redevelopment Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$116,124.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$3,093,160.00 Amount on Hand: \$116,084.00

#### Economic Activity Taxes:

Total received since inception: \$889,105.00 Amount on Hand: \$38.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$79,000,000.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$8,600,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$89,600,000.00

Anticipated TOTAL Project Costs: \$167,600,000.00

Financing Method: pay-as-you-go, TIF bond, IRB, TIF notes, other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Scott County*

### *Scott County I-55 Redevelopment Project*

Contact Agency: Scott County  
Contact Phone: 573-545-3549  
Developer(s): Boyer Construction Company  
Senate District: 27  
House District: 160

Original Date Plan/Project

10/3/2002

#### Plan Description:

Rehabilitation of the Sikeston Factory Outlet Mall to attract new tenants, new jobs and revitalize sales which have declined almost 40% in the past 7 years.

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:	150	Actual to Date:	110
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Number of Retained Jobs:

Projected:	150	Actual to Date:	150
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## *Scott County*

### *Scott County I-55 Redevelopment Project*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$9,058.28 As of: 9/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$22,062.87 Amount on Hand: \$9,058.28

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$175,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$108,143.65

Other: \$12,748.87

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$295,892.52

Anticipated TOTAL Project Costs: \$1,434,715.24

Financing Method: TIF Notes

Original estimated number of years to retirement: 14

Current anticipated estimated number of years to retirement: 16

## *Shelbina*

### *Shelbina Redevelopment Area*

Contact Agency: Shelbina

Contact Phone: 573-588-4104

Developer(s):

Senate District: 18

House District: 8

Original Date Plan/Project

5/13/2003

Plan Description:

Construct necessary improvements in infrastructure to facilitate new development in the areas

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relocation

Number of New Jobs:

Projected:	12	Actual to Date:	12
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Shelbina*

### *Shelbina Redevelopment Area*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$3,539.90 Amount on Hand: \$0.00

##### Economic Activity Taxes:

Total received since inception: \$4,430.24 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:



## *St. Charles*

### *Elm Point Redevelopment Area Phases I & II TIF*

Contact Agency: St. Charles

Contact Phone: 636-949-3260

Developer(s): Elm Point Investments & MB Properties

Senate District: 23

House District: 17

Original Date Plan/Project

10/2/1996

#### Plan Description:

Site preparation (elevation), utility placement, stormwater detention and internal roadway improvements. Remediation of a lime basin on the property. Private development includes primarily industrial with some office uses.

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Charles*

### *Elm Point Redevelopment Area Phases I & II TIF*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$39,800.00 As of: 12/31/2005

##### Payments in Lieu of Taxes:

Total received since inception: \$2,906,325.00 Amount on Hand: \$39,800.00

##### Economic Activity Taxes:

Total received since inception: \$28,019.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,771,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$406,000.00

Other: \$8,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,177,500.00

Anticipated TOTAL Project Costs: \$99,724,668.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *St. Charles*

### *St Charles County Convention Center Redevelopment*

Contact Agency: St. Charles

Contact Phone: 636-949-3260

Developer(s):

Senate District: 23

House District: 18

Original Date Plan/Project

11/4/1997

Plan Description:

Construction of a convention center of approximately 128,000sf, and a 259-room full service convention hotel facility

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development

Number of New Jobs:

Projected: 0 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

## *St. Charles*

### *St Charles County Convention Center Redevelopment*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$11,300.00 As of: 12/31/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$11,300.00 Amount on Hand: \$11,300.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,150,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,650,000.00

Anticipated TOTAL Project Costs: \$84,000,000.00

Financing Method: Other (Certificate of Participation)

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *St. Charles*

### *St. Charles Center/Mark Twain Mall*

Contact Agency: St. Charles  
Contact Phone: 636-949-3260  
Developer(s): Greater Missouri Builders  
Senate District: 23  
House District: 18

Original Date Plan/Project

2/8/1996

#### Plan Description:

Site preparation, new building construction, utility placement and other necessary infrastructure for the purpose of enhancing the primary entrance corridor to the city's downtown areas

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected: 0 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

## *St. Charles*

### *St. Charles Center/Mark Twain Mall*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$57,000.00 As of: 12/31/2005

##### Payments in Lieu of Taxes:

Total received since inception: \$702,796.00 Amount on Hand: \$0.00

##### Economic Activity Taxes:

Total received since inception: \$3,073,028.00 Amount on Hand: \$57,000.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,858,350.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$171,650.00

Other: \$0.00

Other: \$9,705,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,735,000.00

Anticipated TOTAL Project Costs: \$52,183,600.00

Financing Method: TIF notes

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 15

## *St. Charles*

### *West 370 Redevelopment Area TIF*

Contact Agency: St. Charles

Contact Phone: 636-949-3260

Developer(s): MB Properties, LLC

Senate District: 23

House District: 17

Original Date Plan/Project

12/10/1997

#### Plan Description:

Development of a business park to include retail, commercial and light industrial activities. Site prep includes raising some of the acreage out of the flood plain, realignment of Cole Creek, re-routing Huster Road, utilities, sewers and other necessary

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Charles*

### *West 370 Redevelopment Area TIF*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$73,900.00 As of: 12/31/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$4,566,625.00 Amount on Hand: \$59,900.00

#### Economic Activity Taxes:

Total received since inception: \$94,104.00 Amount on Hand: \$14,000.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,440,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$60,000.00

Other: \$1,500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,000,000.00

Anticipated TOTAL Project Costs: \$210,331,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 16



*St. Joseph*

*EBR Enterprises, LLC / HHS Properties, Inc.*

Contact Agency: St. Joseph

Contact Phone: 816-271-4760

Developer(s): EBR Enterprises, LLC & HHS Properties, Inc.

Senate District: 34

House District: 27

Original Date Plan/Project

1/3/2006

Plan Description:

Redevelopment consisting of three project areas to include retail and office spaces and public infrastructure improvements to Blackwell Rd. and Belt Highway

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions, capacity to support development and required parcel ass/y & relocation costs

Number of New Jobs:

Projected: 203 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*St. Joseph*

*EBR Enterprises, LLC / HHS Properties, Inc.*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,305,606.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$946,903.00

Other: \$30,972.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,283,481.00

Anticipated TOTAL Project Costs: \$20,739,040.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *St. Joseph*

### *Mitchell Avenue Corridor*

Contact Agency: St. Joseph  
Contact Phone: 816-271-4760  
Developer(s): American Family Mutual Insurance Company  
Senate District: 34  
House District: 29

Original Date Plan/Project

6/5/2006

#### Plan Description:

Site prep, infrastructure improvements, extensions, roadway improvements to enhance volume & safety, etc for the purpose of enticing the American Family Mutual Insurance Company to expand its current regional headquarters facility, located adjacent to the

Plan/Project Starting up

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	400	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Joseph*

### *Mitchell Avenue Corridor*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,795,365.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$125,000.00

Other: \$53,905.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,974,270.00

Anticipated TOTAL Project Costs: \$29,436,105.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *St. Joseph*

### *North County Development, Project #1*

Contact Agency: St. Joseph  
Contact Phone: 816-271-4760  
Developer(s): HISJ Holdings, LLC & St. Joseph Development Compan  
Senate District: 34  
House District: 27

Original Date Plan/Project 8/1/2003

#### Plan Description:

Site preparation for construction of a general retail shopping center of approximately 646,000sf with all necessary parking, utilities and related infrastructure

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relocation

#### Number of New Jobs:

Projected:	1640	Actual to Date:	1150
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#### Number of Retained Jobs:

Projected:	0	Actual to Date:	11
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## *St. Joseph*

### *North County Development, Project #1*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$100,889.47 As of: 11/1/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$203,615.47 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$1,955,036.31 Amount on Hand: \$100,889.47

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$30,684,989.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,851,750.00

Other: \$1,774,279.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$35,311,018.00

Anticipated TOTAL Project Costs: \$107,653,091.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *St. Joseph*

### *Stockyards Redevelopment*

Contact Agency: St. Joseph  
Contact Phone: 816-271-4760  
Developer(s): Triumph Foods, LLC  
Senate District: 34  
House District: 29

Original Date Plan/Project

10/27/2003

#### Plan Description:

Construction of approximately 550,000sf improvements to be used as corporate headquarters and operations facility for a pork processing company.

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions, capacity to support development and required parcel ass'y and/or relocation cost

Number of New Jobs:

Projected:	1000	Actual to Date:	1223
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Joseph*  
*Stockyards Redevelopment*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,400,000.00

Property Acquisition and Relocation Costs: \$5,600,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,000,000.00

Anticipated TOTAL Project Costs: \$128,500,000.00

Financing Method: TIF bond & Industrial Revenue Bond

Original estimated number of years to retirement: 19

Current anticipated estimated number of years to retirement: 19



## *St. Joseph*

### *The Tuscany Towers*

Contact Agency: St. Joseph  
Contact Phone: 816-271-4760  
Developer(s): JSC Development  
Senate District: 34  
House District: 27

Original Date Plan/Project

9/15/2005

#### Plan Description:

Rehabilitation of a structure currently existing in the RPA, construction of several one to four-level commercial, retail and office buildings including a hotel, restaurant, financial institution and C-store, with parking lots, and necessary public infras

Plan/Project Starting up

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions, capacity to support development and required parcel ass'y and/or relocation cost

Number of New Jobs:

Projected: 1500 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

## *St. Joseph*

### *The Tuscany Towers*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,855,155.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$82,000.00

Other: \$2,952,845.00

Other: \$10,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$20,900,000.00

Anticipated TOTAL Project Costs: \$138,841,965.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *St. Joseph*

### *Third Street Hotel Development*

Contact Agency: St. Joseph  
Contact Phone: 816-271-4760  
Developer(s): HISJ Holdings, LLC  
Senate District: 34  
House District: 27

Original Date Plan/Project

1/5/2004

#### Plan Description:

Redevelopment and renovation of a 170-room historic hotel building to include lodging and a nationally known restaurant facility.

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

#### Number of New Jobs:

Projected:	132	Actual to Date:	95
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#### Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Joseph*

### *Third Street Hotel Development*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$129,625.45 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$110,768.15 Amount on Hand: \$110,768.15

#### Economic Activity Taxes:

Total received since inception: \$130,455.83 Amount on Hand: \$18,857.30

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$493,000.00

Property Acquisition and Relocation Costs: \$1,100,000.00

Project Implementation Costs: \$100,000.00

Other: \$1,007,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,700,000.00

Anticipated TOTAL Project Costs: \$6,025,000.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

*St. Louis*

*1133 Washington Avenue*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): Washington Avenue Apartments, LP

Senate District: 5

House District: 63

Original Date Plan/Project

8/2/2004

Plan Description:

Renovate the former Day's Inn Motel into 127 apartment units for rental, commercial usage and related parking

Plan/Project Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected: 8 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*St. Louis*

*1133 Washington Avenue*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,100,000.00

Anticipated TOTAL Project Costs: \$9,900,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

## *St. Louis*

### *1136 Washington Avenue (A.D. Brown Building)*

Contact Agency: St. Louis

Contact Phone: 314-529-3452

Developer(s): A.D. Brown Acquisition Corporation, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

12/21/2004

Plan Description:

Renovation of the 9-story A.D. Brown Building for 89 condominiums with ground floor commercial and related parking

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected: 40 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*St. Louis*

*1136 Washington Avenue (A.D. Brown Building)*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,650,000.00

Anticipated TOTAL Project Costs: \$25,400,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21



*St. Louis*

*1141-51 South 7th Street "The Art of Living"*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): Disper-Schmitt Properties, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

12/10/2002

Plan Description:

Adapt an historic, 48,000sf two story industrial building for office use, providing an expanded source of jobs for the neighborhood

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 200 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*St. Louis*

*1141-51 South 7th Street "The Art of Living"*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

### Payments in Lieu of Taxes:

Total received since inception: \$39,655.00 Amount on Hand: \$0.00

### Economic Activity Taxes:

Total received since inception: \$5,135.00 Amount on Hand: \$0.00

### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$6,542,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

## *St. Louis*

### *1300 Convention Plaza*

Contact Agency: St. Louis  
Contact Phone: 314-529-3452  
Developer(s): Convention Plaza Apartments, LLC  
Senate District: 5  
House District: 63  
Original Date Plan/Project 12/21/2004  
Plan Description:  
Renovation of a 78-year-old building, listed on the National Register of Historic Places

Plan/Project Fully operational  
Area Type: Conservation  
But for Determination:  
Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:			
	Projected:	5	Actual to Date: 0
Number of Retained Jobs:			
	Projected:	0	Actual to Date: 0

*St. Louis*

*1300 Convention Plaza*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$870,000.00

Anticipated TOTAL Project Costs: \$9,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *St. Louis*

### *1312 Washington (Garment Row Lofts)*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): 1312 Washington, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

6/16/2003

Plan Description:

Adaptive reuse of 7-story, 36,260sf building for 12 condominiums plus ground floor retail.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 15 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*St. Louis*

*1312 Washington (Garment Row Lofts)*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$43.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$43.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$500,000.00

Anticipated TOTAL Project Costs: \$3,211,132.00

Financing Method: not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

*St. Louis*

*1505 Missouri Avenue*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): Gilded Ave Renovation, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

8/5/2002

Plan Description:

Adaptive reuse of an historic church building for 12 condominium residential units.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 0 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*St. Louis*

*1505 Missouri Avenue*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$14,430.00 As of: 6/30/2006

### Payments in Lieu of Taxes:

Total received since inception: \$23,619.00 Amount on Hand: \$14,430.00

### Economic Activity Taxes:

Total received since inception: \$332.00 Amount on Hand: \$0.00

### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$600,000.00

Anticipated TOTAL Project Costs: \$2,676,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21



*St. Louis*

*3800 Park Avenue*

Contact Agency: St. Louis  
Contact Phone: 314-259-3452  
Developer(s): Park Avenue Management, LLC  
Senate District: 5  
House District: 64

Original Date Plan/Project

8/1/2001

Plan Description:

Redevelopment of a 2-story, 24,000sf building to suit the needs of a high technology company with investment of \$1.3 million, developer would lease unneeded space to other complimentary high-tech businesses.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	20	Actual to Date:	4
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Number of Retained Jobs:

Projected:	30	Actual to Date:	22
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*St. Louis*

*3800 Park Avenue*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

### Payments in Lieu of Taxes:

Total received since inception: \$12,342.00 Amount on Hand: \$0.00

### Economic Activity Taxes:

Total received since inception: \$23,598.00 Amount on Hand: \$0.00

### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$390,000.00

Anticipated TOTAL Project Costs: \$1,300,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

## *St. Louis*

### *410 N. Jefferson (West Gate) Lofts*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): 410 N. Jefferson, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

8/2/2004

Plan Description:

Renovation of a 5-story, 85,000sf warehouse building into 49 condominium units with related parking

Plan/Project Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:	5	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*

*410 N. Jefferson (West Gate) Lofts*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,247.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$1,138.00 Amount on Hand: \$1,138.00

Economic Activity Taxes:

Total received since inception: \$109.00 Amount on Hand: \$109.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,525,000.00

Anticipated TOTAL Project Costs: \$12,800,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

*St. Louis*

*4200 Laclede Avenue*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): A.C. Murphy Properties & Development

Senate District: 5

House District: 64

Original Date Plan/Project

6/20/2002

Plan Description:

Renovation of the 4200 Laclede Building into 18 new condominium housing units

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 0 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*St. Louis*

*4200 Laclede Avenue*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,862.00 As of: 6/30/2006

### Payments in Lieu of Taxes:

Total received since inception: \$1,862.00 Amount on Hand: \$1,862.00

### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$900,000.00

Anticipated TOTAL Project Costs: \$6,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

## *St. Louis*

### *4391-99 West Pine Condo*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): 110 N. Condominium LLC

Senate District: 4

House District: 64

Original Date Plan/Project

2/10/2000

#### Plan Description:

Construction of street improvements along West Pine Boulevard and new three story building containing 32,000sf for 12 residential units and 24 parking spaces in the basement

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*

*4391-99 West Pine Condo*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$244,306.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$400,000.00

Anticipated TOTAL Project Costs: \$3,800,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17



## *St. Louis*

### *4548 West Pine Condominiums*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): West Pine Court, LLC

Senate District: 4

House District: 64

Original Date Plan/Project

12/22/1997

Plan Description:

Demolition of a vacant high rise nursing home and construction of fifteen townhouses for sale at market

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected: 0 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

## *St. Louis*

### *4548 West Pine Condominiums*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$400,195.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$300,000.00

Anticipated TOTAL Project Costs: \$3,500,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 1

## *St. Louis*

### *5700 Arsenal*

Contact Agency: St. Louis  
Contact Phone: 314-529-3452  
Developer(s): The 5700 Property, LLC  
Senate District: 4  
House District: 65

Original Date Plan/Project

2/28/2005

#### Plan Description:

Area redevelopment includes demolition of the former Truman Center facility and construction of approximately 34 single-family homes and 22 town homes.

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*  
*5700 Arsenal*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,340,000.00

Anticipated TOTAL Project Costs: \$15,000,000.00

Financing Method: not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *St. Louis*

### *5819 Delmar Housing*

Contact Agency: St. Louis  
Contact Phone: 314-529-3452  
Developer(s): 5819 Delmar Loop, LLC  
Senate District: 4  
House District: 57

Original Date Plan/Project

1/3/2006

#### Plan Description:

Acquisition, clearance and improvement of the site and construction of approximately 36 new residential units

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*  
*5819 Delmar Housing*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,400,000.00

Anticipated TOTAL Project Costs: \$7,300,000.00

Financing Method: Not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *St. Louis*

### *920 Olive/1000 Locust*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): 920/1000 LLC

Senate District: 5

House District: 63

Original Date Plan/Project

12/21/2002

Plan Description:

Redevelopment of two multi-level historic structures for 44 apartments, plus ground floor retail and parking

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	49	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*

*920 Olive/1000 Locust*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$250.00 As of: 6/30/2006

### Payments in Lieu of Taxes:

Total received since inception: \$45,028.00 Amount on Hand: \$0.00

### Economic Activity Taxes:

Total received since inception: \$23,974.00 Amount on Hand: \$250.00

### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,667,732.00

Anticipated TOTAL Project Costs: \$18,277,761.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19



## *St. Louis*

### *Adler Lofts*

Contact Agency: St. Louis  
Contact Phone: 314-529-3452  
Developer(s): Adler Lofts, LLC  
Senate District: 5  
House District: 63

Original Date Plan/Project

12/6/2004

#### Plan Description:

Project at 2021-2101 Washington Avenue will renovate 5-story, 52,461sf property into 32 loft condo units with commercial spaces and related parking

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:	40	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*

*Adler Lofts*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$10,662.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$10,662.00 Amount on Hand: \$10,662.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$637,359.00

Anticipated TOTAL Project Costs: \$8,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *St. Louis*

### *Argyle Redevelopment Plan*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): City of St. Louis

Senate District: 4

House District: 64

Original Date Plan/Project

12/17/1998

Plan Description:

Construction of the Argyle Garage to serve the surrounding commercial district, including the renovated Chase Park Plaza Apartments & Hotel

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	25	Actual to Date:	30
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Louis*

### *Argyle Redevelopment Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$1,913,027.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$2,808,538.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,200,000.00

Anticipated TOTAL Project Costs: \$12,200,000.00

Financing Method: not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

## *St. Louis*

### *Army Ammunition Plant*

Contact Agency: St. Louis

Contact Phone: 314-529-3452

Developer(s): Goodfellow Acquisition, Inc.

Senate District: 4

House District: 57

Original Date Plan/Project

8/3/2005

Plan Description:

Development of up to 137,000sf big box store with 19,500 additional retail space and 4,000sf outparcel commercial or restaurant use, depending on developer's approved plans

Plan/Project Seeking developer

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected: 168 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

## *St. Louis*

### *Army Ammunition Plant*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,600,000.00

Anticipated TOTAL Project Costs: \$22,609,833.00

Financing Method: not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *St. Louis*

### *Automobile Row*

Contact Agency: St. Louis  
Contact Phone: 314-529-3452  
Developer(s): Integration, LLC  
Senate District: 5  
House District: 63

Original Date Plan/Project

12/21/2004

#### Plan Description:

Renovation of 18 mixed-use properties in two phases: RPA1 - renovate 9 properties into residential, office, commercial and parking; RPA2 - Renovate add'l 9 properties in the same use mix.

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

#### Number of New Jobs:

Projected:	30	Actual to Date:	0
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#### Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Louis*

### *Automobile Row*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$26,769.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$26,769.00 Amount on Hand: \$26,769.00

##### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,800,000.00

Anticipated TOTAL Project Costs: \$34,200,000.00

Financing Method: not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22



## *St. Louis*

### *Barton Street (Tabernacle Lofts)*

Contact Agency: St. Louis

Contact Phone: 314-529-3452

Developer(s): Tabernacle Lofts, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

8/2/2004

Plan Description:

Renovation of a 3-story, 26,000sf church and school property into 14 loft condominium units

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected: 2 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

## *St. Louis*

### *Barton Street (Tabernacle Lofts)*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$8,358.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$8,214.00 Amount on Hand: \$8,214.00

##### Economic Activity Taxes:

Total received since inception: \$144.00 Amount on Hand: \$144.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$370,000.00

Anticipated TOTAL Project Costs: \$2,800,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *St. Louis*

### *Bee Hat Building*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): BHAT Development, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

8/9/2005

#### Plan Description:

Renovation of the historic Bee Hat Building into a mixed-use facility featuring 1st-floor commercial space and 36 1-2 bedroom market rate apartments

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market place.

#### Number of New Jobs:

Projected:	22	Actual to Date:	0
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#### Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*

*Bee Hat Building*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,500,000.00

Anticipated TOTAL Project Costs: \$11,000,000.00

Financing Method: Not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *St. Louis*

### *Bottle District*

Contact Agency: St. Louis  
Contact Phone: 314-529-3452  
Developer(s): BDL, LLC  
Senate District: 5  
House District: 63

Original Date Plan/Project

12/21/2004

#### Plan Description:

Renovation and new construction in eight blocks north of the Edward Jones Dome and west of Laclede's Landing for entertainment, commercial and residential uses.

Plan/Project Starting up

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	1400	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*  
*Bottle District*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$9,945.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$702.00 Amount on Hand: \$702.00

Economic Activity Taxes:

Total received since inception: \$9,243.00 Amount on Hand: \$9,243.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$41,900,000.00

Anticipated TOTAL Project Costs: \$226,500,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *St. Louis*

### *Catlin Townhomes*

Contact Agency: St. Louis  
Contact Phone: 314-259-3452  
Developer(s): Rothschild Winzerling, LLC  
Senate District: 5  
House District: 58  
Original Date Plan/Project  
Plan Description:  
Construct seven new attached townhouses on vacant land

3/30/2004

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected: 0 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*St. Louis*  
*Catlin Townhomes*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$278.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$278.00 Amount on Hand: \$278.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$422,000.00

Anticipated TOTAL Project Costs: \$2,814,460.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21



## *St. Louis*

### *Center for Emerging Technologies/Doris Wing Expans*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): Dorris Building, LP

Senate District: 5

House District: 64

Original Date Plan/Project

12/17/1999

#### Plan Description:

Renovation of the Dorris Building for expansion for the Center for Emerging Technologies to create additional for tennants and new start-up advanced technology companies

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	140	Actual to Date:	125
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Louis*

### *Center for Emerging Technologies/Doris Wing Expans*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$659.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$270,323.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$313,425.00 Amount on Hand: \$659.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,493,000.00

Anticipated TOTAL Project Costs: \$8,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

## *St. Louis*

### *Chouteau/Compton Industrial Center*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): Chouteau Compton, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

2/23/1999

#### Plan Description:

Clean-up, demolition and renovation of a largely unoccupied industrial site to provide for first class office/industrial/distribution/warehouse uses to serve the region from a central city location.

\$14.5MM project includes approximately 275,000sf.

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

#### Number of New Jobs:

Projected:	200	Actual to Date:	100
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#### Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*  
*Chouteau/Compton Industrial Center*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$6,729.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$244,637.00 Amount on Hand: \$6,729.00

Economic Activity Taxes:

Total received since inception: \$80,099.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,600,000.00

Anticipated TOTAL Project Costs: \$14,500,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

## *St. Louis*

### *Convention Headquarters Hotel*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): HRI

Senate District: 5

House District: 63

Original Date Plan/Project

2/13/1999

#### Plan Description:

Rehabilitate two historic hotel buildings, add a new hotel tower, ballrooms retail and parking garage adjacent to the convention center. Renaissance Hotel & Suites, replaced the former Statler and Lennox Hotels

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:	1000	Actual to Date:	600
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Louis*

### *Convention Headquarters Hotel*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$7,042,215.00 Amount on Hand: \$0.00

##### Economic Activity Taxes:

Total received since inception: \$3,224,981.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$50,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$50,000,000.00

Anticipated TOTAL Project Costs: \$276,000,000.00

Financing Method: not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

## *St. Louis*

### *Cupples Station*

Contact Agency: St. Louis  
Contact Phone: 314-259-3452  
Developer(s): McCormack Baron & Associates  
Senate District: 5  
House District: 63

Original Date Plan/Project 3/18/1991

#### Plan Description:

Phase I-construction of 256-room Westin Hotel. Phase II-750-space parking garage. Phase III-190 apartments plus retail space in two buildings in the historic Cupples warehouse complex

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	3000	Actual to Date:	150
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Louis*

### *Cupples Station*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$15,006.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$2,777,510.00 Amount on Hand: \$115.00

##### Economic Activity Taxes:

Total received since inception: \$981,131.00 Amount on Hand: \$14,891.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$52,200,000.00

Anticipated TOTAL Project Costs: \$198,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8



## *St. Louis*

### *Delmar East Loop*

Contact Agency: St. Louis  
Contact Phone: 314-529-3452  
Developer(s): Loop TIF, Inc.  
Senate District: 4  
House District: 57

Original Date Plan/Project

1/3/2006

#### Plan Description:

Property acquisition and public improvements including public parking, streetscape improvements, lighting, transportation infrastructure development and roadway improvements.

Plan/Project Starting up

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and parcel assembly/relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*  
*Delmar East Loop*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,000,000.00

Anticipated TOTAL Project Costs: \$16,000,000.00

Financing Method: Not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *St. Louis*

### *Dogtown Walk II*

Contact Agency: St. Louis

Contact Phone: 314-529-3452

Developer(s): Saaman Development, LLC

Senate District: 4

House District: 64

Original Date Plan/Project

2/28/2005

Plan Description:

Site preparation of three lots and construction of approximately ten residential townhouse units of 1,900sf each

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*

*Dogtown Walk II*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$415,000.00

Anticipated TOTAL Project Costs: \$2,700,000.00

Financing Method: not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *St. Louis*

### *Dr. Martin Luther King Plaza*

Contact Agency: St. Louis  
Contact Phone: 314-259-3452  
Developer(s): Page Partners, LLC  
Senate District: 5  
House District: 60

Original Date Plan/Project

3/18/2002

Plan Description:

Site prep and construction of a 43,000sf strip shopping center including a Save-A-Lot grocery store

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	100	Actual to Date:	95
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Number of Retained Jobs:

Projected:	5	Actual to Date:	5
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*St. Louis*

*Dr. Martin Luther King Plaza*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$22,706.00 As of: 6/30/2006

### Payments in Lieu of Taxes:

Total received since inception: \$153,141.00 Amount on Hand: \$167.00

### Economic Activity Taxes:

Total received since inception: \$262,092.00 Amount on Hand: \$22,539.00

### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,250,000.00

Anticipated TOTAL Project Costs: \$6,913,000.00

Financing Method: Industrial Revenue Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

## *St. Louis*

### *East Bank Lofts*

Contact Agency: St. Louis  
Contact Phone: 314-529-3452  
Developer(s): CHD Design Development, LLC  
Senate District: 5  
House District: 63

Original Date Plan/Project

2/28/2005

#### Plan Description:

Renovation & rehabilitation of a 7-floor, 51,000sf building into 11 residential condos with a 4-star restaurant on the 1st floor, and a cooking school and radio/television studio facility on the 2nd floor

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

#### Number of New Jobs:

Projected:	25	Actual to Date:	0
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#### Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Louis*

### *East Bank Lofts*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,414,000.00

Anticipated TOTAL Project Costs: \$11,037,820.00

Financing Method: not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22



## *St. Louis*

### *Edison Brothers Warehouse*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): Breckenridge Edison Development, LC

Senate District: 5

House District: 63

Original Date Plan/Project

2/23/1999

#### Plan Description:

Conversion of unoccupied warehouse into a 300-room Sheraton Hotel with four levels of parking and recreational/meeting facilities. Though not part of the TIF, a portion of the 900,000sf building will be used for 76 condominiums.

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	300	Actual to Date:	200
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Louis*

### *Edison Brothers Warehouse*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$2,437,654.00 Amount on Hand: \$0.00

##### Economic Activity Taxes:

Total received since inception: \$662,756.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,450,000.00

Anticipated TOTAL Project Costs: \$55,000,000.00

Financing Method: Industrial Revenue Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

## *St. Louis*

### *Ely Walker Lofts*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): Orchard Development Group

Senate District: 5

House District: 63

Original Date Plan/Project

8/5/2005

Plan Description:

Conversion of the existing 7-story building into 168 residential units, commercial space and parking

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected: 110 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*St. Louis*

*Ely Walker Lofts*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,000,000.00

Anticipated TOTAL Project Costs: \$44,200,000.00

Financing Method: Not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *St. Louis*

### *Euclid / Buckingham Building*

Contact Agency: St. Louis  
Contact Phone: 314-529-3452  
Developer(s): Treasurer, City of St. Louis  
Senate District: 5  
House District: 58

Original Date Plan/Project

3/22/2006

#### Plan Description:

Construction of a parking garage with 130-140 spaces. Development also includes construction of 45 loft-style residential condominiums above the garage and approximately 6,100sf street-level retail spaces which will not be TIF-assisted

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:	2	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*

*Euclid / Buckingham Building*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,300,000.00

Anticipated TOTAL Project Costs: \$5,207,000.00

Financing Method: Not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *St. Louis*

### *Fashion Square Lofts 1301 Washington Avenue*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): Fashion Square, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

7/23/2004

#### Plan Description:

Renovate existing 11-story structure for 122,400sf of residential use in 96 apartments and approximately 48,600sf commercial and retail uses

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	30	Actual to Date:	25
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*

*Fashion Square Lofts 1301 Washington Avenue*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$22,770.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$1,026.00 Amount on Hand: \$1,026.00

Economic Activity Taxes:

Total received since inception: \$21,774.00 Amount on Hand: \$21,774.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,700,000.00

Anticipated TOTAL Project Costs: \$29,262,334.00

Financing Method: not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20



## *St. Louis*

### *Gaslight Square East*

Contact Agency: St. Louis  
Contact Phone: 314-529-3452  
Developer(s): Gaslight Square Place III, LLC  
Senate District: 4  
House District: 58

Original Date Plan/Project

12/21/2004

#### Plan Description:

Construct public improvements to support construction of 44 townhouses and a lot for a condominium development in addition to two buildings for later development

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

#### Number of New Jobs:

Projected:	0	Actual to Date:	0
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#### Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*  
*Gaslight Square East*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,500,000.00

Anticipated TOTAL Project Costs: \$19,450,000.00

Financing Method: not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *St. Louis*

### *Grace Lofts*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): McGowan Brothers Development Corporation, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

2/25/2003

Plan Description:

Redevelopment of an 8-story, 60,000sf building into 24 loft apartments with first and second floor commercial space

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	76	Actual to Date:	60
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*  
*Grace Lofts*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$36,876.00 As of:                      6/30/2006

Payments in Lieu of Taxes:

    Total received since inception:                      \$18,487.00    Amount on Hand:                      \$18,487.00

Economic Activity Taxes:

    Total received since inception:                      \$18,389.00    Amount on Hand:                      \$18,389.00

Anticipated TIF Reimbursable Costs:

    Public Infrastructure/Site Development Costs:                      \$0.00

    Property Acquisition and Relocation Costs:                      \$0.00

    Project Implementation Costs:                      \$0.00

    Other:                      \$0.00

    Other:                      \$0.00

    Other:

    Other:

    Other:

    Other:

Total Anticipated TIF Reimbursable Project Costs:                      \$1,800,000.00

Anticipated TOTAL Project Costs:                      \$9,793,045.00

Financing Method:    not provided

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      20

## *St. Louis*

### *Grand Center*

Contact Agency: St. Louis  
Contact Phone: 314-259-3452  
Developer(s): Grand Center, Inc.  
Senate District: 5  
House District: 58

Original Date Plan/Project

2/25/2003

#### Plan Description:

Seeks to engage some 20 to 30 interrelated arts, entertainment, commercial and residential projects in the specific area that connects downtown St. Louis with the Central West End Neighborhood

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	3900	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*  
*Grand Center*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,020,621.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$532,715.00 Amount on Hand: \$362,715.00

Economic Activity Taxes:

Total received since inception: \$1,240,621.00 Amount on Hand: \$657,906.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$80,000,000.00

Anticipated TOTAL Project Costs: \$450,000,000.00

Financing Method: not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

## *St. Louis*

### *Gravois Plaza*

Contact Agency: St. Louis  
Contact Phone: 314-259-3452  
Developer(s): Kimco Realty Corporation  
Senate District: 5  
House District: 67

Original Date Plan/Project

11/30/2001

#### Plan Description:

Demolition of existing Gravois Plaza, Reconstruct shopping mall, anchored by a 125,000sf Shop 'n Save supermarket with adjacent retail shops.

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	120	Actual to Date:	100
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Number of Retained Jobs:

Projected:	102	Actual to Date:	102
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*St. Louis*

*Gravois Plaza*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$30,424.00 As of: 6/30/2006

### Payments in Lieu of Taxes:

Total received since inception: \$370,288.00 Amount on Hand: \$4,825.00

### Economic Activity Taxes:

Total received since inception: \$661,735.00 Amount on Hand: \$25,599.00

### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,049,000.00

Anticipated TOTAL Project Costs: \$18,200,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18



## *St. Louis*

### *Hampton Inn At The Highlands*

Contact Agency: St. Louis  
Contact Phone: 314-259-3452  
Developer(s): Hampton Hotel, LLC  
Senate District: 4  
House District: 64  
Original Date Plan/Project 3/21/2004  
Plan Description:  
Construction of a new 118-room hotel and restaurant on vacant land in the project site

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	50	Actual to Date:	178
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Louis*

### *Hampton Inn At The Highlands*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$19,384.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$19,384.00 Amount on Hand: \$19,384.00

##### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,400,000.00

Anticipated TOTAL Project Costs: \$14,036,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *St. Louis*

### *Lafayette Square Historic District*

Contact Agency: St. Louis  
Contact Phone: 314-259-3452  
Developer(s): Near Southside Improvement Corporation  
Senate District: 5  
House District: 63

Original Date Plan/Project 12/28/2001

#### Plan Description:

Implementation of the Lafayette Square Neighborhood Plan by restoring vacant buildings and sites, improving access, circulation and parking, make basic improvements to streets sidewalks, parks.

Plan/Project Under construction

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	350	Actual to Date:	110
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Number of Retained Jobs:

Projected:	75	Actual to Date:	75
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## *St. Louis*

### *Lafayette Square Historic District*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$42,394.00 Amount on Hand: \$0.00

##### Economic Activity Taxes:

Total received since inception: \$317,972.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,040,250.00

Anticipated TOTAL Project Costs: \$18,200,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

## *St. Louis*

### *Lindell Condominiums*

Contact Agency: St. Louis  
Contact Phone: 314-259-3452  
Developer(s): Opus NWR Development, LLC  
Senate District: 4  
House District: 64

Original Date Plan/Project

1/3/2006

#### Plan Description:

Redevelopment project consisting of the acquisition and demolition of the existing building located at the site and construction of a full-amenity high-rise tower of approximately 200 condominiums, parking and retail

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:	25	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*  
*Lindell Condominiums*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,200,000.00

Anticipated TOTAL Project Costs: \$95,000,000.00

Financing Method: Not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *St. Louis*

### *Loop Hotel*

Contact Agency: St. Louis  
Contact Phone: 314-529-3452  
Developer(s): Loop Hotel, LLC  
Senate District: 4  
House District: 57

Original Date Plan/Project

1/3/2006

Plan Description:

Redevelopment of the former funeral home and expansion into a 120-room hotel.

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:	65	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*

*Loop Hotel*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,100,000.00

Anticipated TOTAL Project Costs: \$19,600,000.00

Financing Method: Not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *St. Louis*

### *Louderman Building*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): Louderman Building, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

12/21/2002

Plan Description:

Adaptive reuse of multi-level office building for residential condominiums, 3 floors of office spaces, ground floor retail plus parking

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	137	Actual to Date:	12
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Number of Retained Jobs:

Projected:	5	Actual to Date:	5
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## *St. Louis*

### *Louderman Building*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$160,093.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$133,708.00 Amount on Hand: \$133,708.00

##### Economic Activity Taxes:

Total received since inception: \$26,385.00 Amount on Hand: \$26,385.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,400,000.00

Anticipated TOTAL Project Costs: \$15,121,265.00

Financing Method: not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

## *St. Louis*

### *Loughborough Commons*

Contact Agency: St. Louis  
Contact Phone: 314-529-3452  
Developer(s): The Desco Group, Inc/Loughborough Commons, LLC  
Senate District: 1  
House District: 108  
Original Date Plan/Project 2/28/2005

#### Plan Description:

Construction of a 63,000sf Schnuck's Supercenter concept grocery store, a national hardware retail store of 116,000sf, additional general retail of 25,000 to 50,000sf total and 4 or 5 outparcels of approximately 26,000sf total to include restaurants, ser

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	300	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Louis*

### *Loughborough Commons*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,000,000.00

Anticipated TOTAL Project Costs: \$40,000,000.00

Financing Method: not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *St. Louis*

### *Marquette Building*

Contact Agency: St. Louis  
Contact Phone: 314-529-3452  
Developer(s): TLG Marquette, LLC  
Senate District: 5  
House District: 63

Original Date Plan/Project

12/21/2004

#### Plan Description:

Renovation of the 21-story building into 81 residential condos, 35 apartments, a YMCA with ground floor and lower level commercial uses

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	81	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Louis*

### *Marquette Building*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$32,319.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$32,174.00 Amount on Hand: \$32,174.00

#### Economic Activity Taxes:

Total received since inception: \$145.00 Amount on Hand: \$145.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,000,000.00

Anticipated TOTAL Project Costs: \$54,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *St. Louis*

### *Maryland Plaza North*

Contact Agency: St. Louis

Contact Phone: 314-529-3452

Developer(s): Rothschild Development, LTD

Senate District: 5

House District: 58

Original Date Plan/Project

8/2/2004

Plan Description:

Renovation of seven townhouses on 14 lots into approximately 20 condominiums

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*

*Maryland Plaza North*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,826.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$2,826.00 Amount on Hand: \$2,826.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,030,000.00

Anticipated TOTAL Project Costs: \$10,200,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21



## *St. Louis*

### *Maryland Plaza South*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): Koplar Properties, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project

8/2/2004

Plan Description:

Redevelopment of the former Sak's Department Store and Medical Arts buildings and the Greenberg Gallery into commercial and retail/office use.

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*  
*Maryland Plaza South*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$12,247.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$12,247.00 Amount on Hand: \$12,247.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,850,000.00

Anticipated TOTAL Project Costs: \$16,800,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

*St. Louis*

*Mississippi Place*

Contact Agency: St. Louis

Contact Phone: 314-529-3452

Developer(s): Gilded Age Renovation, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

12/21/2004

Plan Description:

Construction of 16 new townhomes including off-street parking in the project area

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*

*Mississippi Place*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$825,000.00

Anticipated TOTAL Project Costs: \$4,500,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *St. Louis*

### *Moon Bros. Carriage Lofts*

Contact Agency: St. Louis  
Contact Phone: 314-259-3452  
Developer(s): Loftworks, LLC  
Senate District: 5  
House District: 63

Original Date Plan/Project

8/3/2005

#### Plan Description:

Renovation and conversion of a five-story building into 43 condominiums and two commercial units and construction of a parking structure on the adjoining lot to the west.

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	5	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
------------	---	-----------------	---

*St. Louis*

*Moon Bros. Carriage Lofts*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$10,675,000.00

Financing Method: Not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *St. Louis*

### *Old Post Office Building*

Contact Agency: St. Louis  
Contact Phone: 314-259-3452  
Developer(s): Old Post Office Developers, LLC  
Senate District: 5  
House District: 63  
Original Date Plan/Project

7/23/2003

#### Plan Description:

Renovation of 5-level, 242000sf historic U.S. Post Office building, acquired from the GSA and developed for office and retail and including housing the Missouri Court of Appeals and Webster University. Includes new structured parking with 1058 spaces

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	300	Actual to Date:	134
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Louis*

### *Old Post Office Building*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,655,220.00

Anticipated TOTAL Project Costs: \$34,950,000.00

Financing Method: not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19



## *St. Louis*

### *Packard Lofts*

Contact Agency: St. Louis  
Contact Phone: 314-259-3452  
Developer(s): Packard Lofts, LLC  
Senate District: 5  
House District: 63

Original Date Plan/Project

8/9/2005

#### Plan Description:

Renovation and rehabilitation of the existing 4-story building and the development of 35 residential condominium units with first floor retail spaces

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected: 25 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*St. Louis*

*Packard Lofts*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$7,800,000.00

Financing Method: Not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *St. Louis*

### *Paul Brown / Arcade Building*

Contact Agency: St. Louis  
Contact Phone: 314-259-3452  
Developer(s): Louderman Building, LLC  
Senate District: 5  
House District: 63

Original Date Plan/Project

12/10/2002

#### Plan Description:

Redevelopment of the Paul Brown Building into 222 apartments, ground floor retail and parking, and redevelopment of the Arcade/Wright buildings with condos, office, retail and boutique hotel

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	160	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Louis*

### *Paul Brown / Arcade Building*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$69,099.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs: \$143,138,400.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

## *St. Louis*

### *Pet Building*

Contact Agency: St. Louis  
Contact Phone: 314-529-3452  
Developer(s): Balke Brown Associates  
Senate District: 5  
House District: 63

Original Date Plan/Project

8/9/2005

#### Plan Description:

Conversion of the vacant Pet Building into 118 residential units and approximately 8,500sf commercial space.

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	25	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Louis*

### *Pet Building*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$40,500,000.00

Financing Method: not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *St. Louis*

### *Printer's Lofts, LLC*

Contact Agency: St. Louis  
Contact Phone: 314-259-3452  
Developer(s): Printer's Lofts, LLC  
Senate District: 5  
House District: 63

Original Date Plan/Project

7/23/2004

#### Plan Description:

Renovate two existing structures for 17,500sf ground floor commercial space, 121,725sf of residential space in 74 loft condos plus parking and construction of a mixed-use building on remainder of site

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	5	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*

*Printer's Lofts, LLC*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$33,879.00 As of: 6/30/2006

### Payments in Lieu of Taxes:

Total received since inception: \$32,235.00 Amount on Hand: \$32,235.00

### Economic Activity Taxes:

Total received since inception: \$1,644.00 Amount on Hand: \$1,644.00

### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,880,000.00

Anticipated TOTAL Project Costs: \$26,502,500.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21



## *St. Louis*

### *Railway Lofts - 1619 Washington Avenue*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): 1619 Washington, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

3/10/2004

Plan Description:

Renovate existing 96,000sf 9-story building for ground floor commercial and 41 residential condominiums

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected: 5 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

## *St. Louis*

### *Railway Lofts - 1619 Washington Avenue*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$7,718.00 Amount on Hand: \$0.00

##### Economic Activity Taxes:

Total received since inception: \$3,471.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,583,379.00

Anticipated TOTAL Project Costs: \$13,216,575.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *St. Louis*

### *Scullin Redevelopment/St. Louis Market Place*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): Coast Commercial

Senate District: 4

House District: 54

Original Date Plan/Project

7/20/1990

#### Plan Description:

Construction of a \$43MM, 461sf retail facility plus four out parcels and 2,450 parking spaces on 52 acres, requiring demolition of old Rolling/Mill Steel Co plant and relocation of railroad tracks

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development, relocation costs

Number of New Jobs:

Projected:	500	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Louis*

### *Scullin Redevelopment/St. Louis Market Place*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$387.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$9,956,081.00 Amount on Hand: \$387.00

##### Economic Activity Taxes:

Total received since inception: \$9,946,734.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,000,000.00

Anticipated TOTAL Project Costs: \$43,000,000.00

Financing Method: general obligation bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

## *St. Louis*

### *Security Building*

Contact Agency: St. Louis  
Contact Phone: 314-259-3452  
Developer(s): Security Building Partners, LLC  
Senate District: 5  
House District: 63  
Original Date Plan/Project 3/10/2004  
Plan Description:  
Renovate existing 128,000sf 11-story building built in 1891, for office and retail uses

Plan/Project Fully operational  
Area Type: Blight  
But for Determination:  
Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:			
	Projected:	200	Actual to Date: 0
Number of Retained Jobs:			
	Projected:	0	Actual to Date: 0

## *St. Louis*

### *Security Building*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$13,629.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$10,572.00 Amount on Hand: \$10,572.00

##### Economic Activity Taxes:

Total received since inception: \$3,057.00 Amount on Hand: \$3,057.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$13,201,397.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *St. Louis*

### *Shenandoah Place - 2303-11 Minnesota Avenue*

Contact Agency: St. Louis  
Contact Phone: 314-259-3452  
Developer(s): Minnesota Development Partners, LLC  
Senate District: 5  
House District: 59  
Original Date Plan/Project 3/30/2004  
Plan Description:  
Renovate three 4-family two-story buildings into six for-sale condominiums

Plan/Project Fully operational  
Area Type: Blight  
But for Determination:  
Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:			
	Projected:	0	Actual to Date: 0
Number of Retained Jobs:			
	Projected:	0	Actual to Date: 0

*St. Louis*  
*Shenandoah Place - 2303-11 Minnesota Avenue*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,079.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$943.00 Amount on Hand: \$943.00

Economic Activity Taxes:

Total received since inception: \$136.00 Amount on Hand: \$136.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$231,540.00

Anticipated TOTAL Project Costs: \$1,549,416.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21



## *St. Louis*

### *Soulard Market Apartments-1535 S. 8th Street*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): Carriage Apartments, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

7/23/2004

#### Plan Description:

Revovation of the 5-story Welsch Baby Carriage building for 127,032sf of residential (132 apartments) and 23,618sf of commercial space plus residential parking

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected: 5 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

## *St. Louis*

### *Soulard Market Apartments-1535 S. 8th Street*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$24,428.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,400,000.00

Anticipated TOTAL Project Costs: \$29,226,315.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

## *St. Louis*

### *Southside National Bank*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): Southside National, LLC

Senate District: 4

House District: 67

Original Date Plan/Project

8/9/2005

Plan Description:

Conversion of the Southside National Bank Building into commercial space and residential units

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:	50	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*

*Southside National Bank*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,400,000.00

Anticipated TOTAL Project Costs: \$6,700,000.00

Financing Method: Not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *St. Louis*

### *Southtown*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): Developer's Diversified Realty Co.

Senate District: 4

House District: 66

Original Date Plan/Project

7/23/2006

Plan Description:

Construction of 97,000sf one-story retail space including two retail strips and three out-parcel developments

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	200	Actual to Date:	90
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Number of Retained Jobs:

Projected:	30	Actual to Date:	0
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*St. Louis*  
*Southtown*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$92,255.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$80,104.00 Amount on Hand: \$15,000.00

Economic Activity Taxes:

Total received since inception: \$281,850.00 Amount on Hand: \$77,255.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,825,000.00

Property Acquisition and Relocation Costs: \$3,975,000.00

Project Implementation Costs: \$1,700,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,500,000.00

Anticipated TOTAL Project Costs: \$30,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

## *St. Louis*

### *Switzer Building*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): Clarinet, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

8/5/2005

Plan Description:

Renovation and conversion of a five story building into 25 residential condominiums and commercial spaces as well as related parking

Plan/Project Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected: 25 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*St. Louis*

*Switzer Building*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,040,000.00

Anticipated TOTAL Project Costs: \$10,900,000.00

Financing Method: Not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22



## *St. Louis*

### *Syndicate Trust Building*

Contact Agency: St. Louis  
Contact Phone: 314-529-3452  
Developer(s): Syndicate Partners, LLC  
Senate District: 5  
House District: 63

Original Date Plan/Project

1/18/2006

#### Plan Description:

Renovation and rehabilitation of the Syndicate Trust Building to provide for 91 for-sale residential condominiums, 84 loft-style rental apartment units plus office and retail development.

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:	50	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Louis*

### *Syndicate Trust Building*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,200,000.00

Anticipated TOTAL Project Costs: \$81,775,000.00

Financing Method: Not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *St. Louis*

### *Tech Electronics*

Contact Agency: St. Louis  
Contact Phone: 314-259-3452  
Developer(s): Tech Electronics, Inc.  
Senate District: 4  
House District: 64

Original Date Plan/Project

2/21/2002

#### Plan Description:

Construction of a 7,000sf one story office building, capable of being raised to three stories to allow Tech Electronics continued growth of its facilities and operations. Company will create approximately 45 permanent new full time jobs as result.

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	45	Actual to Date:	35
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Number of Retained Jobs:

Projected:	160	Actual to Date:	160
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*St. Louis*

*Tech Electronics*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,009.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$58,443.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$21,414.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$900,000.00

Anticipated TOTAL Project Costs: \$4,500,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

## *St. Louis*

### *Terra Cotta Annex & Garage*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): 1501 Locust Partners, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

6/16/2003

Plan Description:

Rehabilitation of the building adjacent to the completed 100 Terra Cotta Loft Condos building for an additional 75 condos.

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	76	Actual to Date:	60
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*  
*Terra Cotta Annex & Garage*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$5,906.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$48,609.00 Amount on Hand: \$3,079.00

Economic Activity Taxes:

Total received since inception: \$45,777.00 Amount on Hand: \$2,827.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,500,000.00

Anticipated TOTAL Project Costs: \$24,398,026.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

## *St. Louis*

### *The Cloisters-2500 S. 18th Street*

Contact Agency: St. Louis  
Contact Phone: 314-259-3452  
Developer(s): Restoration St. Louis, Inc.  
Senate District: 5  
House District: 63

Original Date Plan/Project

7/23/2004

#### Plan Description:

Renovation of a 27,000sf building complex originally used as a religious convent and more recently as a nursing home into 21 apartments plus on-site parking

Plan/Project Fully operational

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

#### Number of New Jobs:

Projected:	1	Actual to Date:	0
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#### Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*

*The Cloisters-2500 S. 18th Street*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$5,087.00 Amount on Hand: \$5,087.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$510,000.00

Anticipated TOTAL Project Costs: \$3,800,000.00

Financing Method: not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20



## *St. Louis*

### *The Georgian At City Hospital - 1515 Lafayette Ave*

Contact Agency: St. Louis  
Contact Phone: 314-259-3452  
Developer(s): City Hospital Development, LLC  
Senate District: 5  
House District: 63

Original Date Plan/Project

7/23/2004

#### Plan Description:

Renovate abandoned 5-story, 153,000sf building built in 1912 for development of 101 residential condominiums, future development of other buildings in the compound for multi-use purposes

Plan/Project Under construction

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*

*The Georgian At City Hospital - 1515 Lafayette Ave*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$8,564.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$8,564.00 Amount on Hand: \$8,564.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,000,000.00

Anticipated TOTAL Project Costs: \$23,768,124.00

Financing Method: not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

## *St. Louis*

### *The Loop Center North*

Contact Agency: St. Louis

Contact Phone: 314-529-3452

Developer(s): Loop Center North, LLC

Senate District: 4

House District: 57

Original Date Plan/Project

1/3/2006

Plan Description:

Construction of a two-story brick building containing 33,600sf for retail and office uses.

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:	71	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*

*The Loop Center North*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,500,000.00

Anticipated TOTAL Project Costs: \$7,200,000.00

Financing Method: Not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *St. Louis*

### *The Villas of St. Louis*

Contact Agency: St. Louis  
Contact Phone: 314-259-3452  
Developer(s): Hepfner, Smith Airhart & Day, Inc.  
Senate District: 5  
House District: 58  
Original Date Plan/Project  
Plan Description:  
Creation of 196 residential units and 16,000sf commercial space.

8/5/2005

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:	30	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Louis*

### *The Villas of St. Louis*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,440,000.00

Anticipated TOTAL Project Costs: \$26,500,000.00

Financing Method: Not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *St. Louis*

### *Union Club*

Contact Agency: St. Louis

Contact Phone: 314-529-3452

Developer(s): Gilded Ave Renovation, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

3/22/2006

#### Plan Description:

Demolition of the existing vacant Aldi's building and construction of new Romanesque brick building of 14,000sf commercial commercial space and 38 residential condominium units.

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:	50	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*

*Union Club*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,900,000.00

Anticipated TOTAL Project Costs: \$11,104,887.00

Financing Method: Not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *St. Louis*

### *Ventana Lofts*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): Jacob Development Group, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

8/5/2005

Plan Description:

Conversion of a 9-story building into 96 residential condominium units, commercial space and parking

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:	5	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*  
*Ventana Lofts*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,330,000.00

Anticipated TOTAL Project Costs: \$20,900,000.00

Financing Method: Not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *St. Louis*

### *Walter Knoll Florist Row*

Contact Agency: St. Louis  
Contact Phone: 314-259-3452  
Developer(s): W. C. & D. Enterprises  
Senate District: 5  
House District: 63

Original Date Plan/Project

12/10/2002

#### Plan Description:

Renovate and expand buildings to accommodate a relocated floral company for wholesale/retail businesses. Florist Row is the center of wholesale florist industry in St. Louis metro area, but is in need of public infrastructure improvements.

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	76	Actual to Date:	60
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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*St. Louis*

*Walter Knoll Florist Row*

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,374.00 As of: 6/30/2006

### Payments in Lieu of Taxes:

Total received since inception: \$15,908.00 Amount on Hand: \$119.00

### Economic Activity Taxes:

Total received since inception: \$90,772.00 Amount on Hand: \$1,255.00

### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,000,000.00

Anticipated TOTAL Project Costs: \$3,013,650.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

## *St. Louis*

### *Warehouse of Fixtures*

Contact Agency: St. Louis

Contact Phone: 314-529-3452

Developer(s): University Village Apartments, LP

Senate District: 5

House District: 64

Original Date Plan/Project

8/2/2004

Plan Description:

Renovation of seven buildings totaling 340,000sf into 200 loft apartment units, commercial uses and related parking

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected: 170 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

## *St. Louis*

### *Warehouse of Fixtures*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$48,639.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$38,828.00 Amount on Hand: \$38,828.00

##### Economic Activity Taxes:

Total received since inception: \$9,811.00 Amount on Hand: \$9,811.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,100,000.00

Anticipated TOTAL Project Costs: \$53,500,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *St. Louis*

### *Washington East Condominiums*

Contact Agency: St. Louis

Contact Phone: 314-529-3452

Developer(s): Pyramid Construction, Inc.

Senate District: 5

House District: 63

Original Date Plan/Project

12/21/2004

Plan Description:

Redevelopment of 901, 1001-15 Washington Avenue and 1010 Lucas Street to renovate four loft buildings for retail office and residential condos with parking

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:	64	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Louis*

### *Washington East Condominiums*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$47,712.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$47,705.00 Amount on Hand: \$47,705.00

##### Economic Activity Taxes:

Total received since inception: \$7.00 Amount on Hand: \$7.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,300,000.00

Anticipated TOTAL Project Costs: \$54,300,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21



## *St. Louis*

### *West Town Lofts*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): KN & C, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

8/9/2005

Plan Description:

Development of approximately 80 residential condominium units, three penthouse lofts and 24,000sf commercial space.

Plan/Project Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected: 50 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*St. Louis*  
*West Town Lofts*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,400,000.00

Anticipated TOTAL Project Costs: \$18,600,000.00

Financing Method: Not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *St. Louis*

### *Willy's Overland Building*

Contact Agency: St. Louis  
Contact Phone: 314-529-3452  
Developer(s): The National System, Inc.  
Senate District: 5  
House District: 63

Original Date Plan/Project

6/27/2005

#### Plan Description:

Acquisition, renovation and equipping the Willy's Overland Building (formerly known as the SJI Building) for National Systems, Inc.

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	200	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Louis*

### *Willy's Overland Building*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$12,300,000.00

Financing Method: not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *St. Louis*

### *Windows Lofts - 1601 Washington Avenue*

Contact Agency: St. Louis

Contact Phone: 314-259-3452

Developer(s): 1601 Washington, LLC

Senate District: 5

House District: 63

Original Date Plan/Project

7/23/2004

#### Plan Description:

Renovate existing 120,000sf building for 75,250sf commercial uses and 45,150sf residential loft condominiums in 33 units

Plan/Project Fully operational

Area Type: Conservation

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

#### Number of New Jobs:

Projected:	82	Actual to Date:	60
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#### Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Louis*

### *Windows Lofts - 1601 Washington Avenue*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$25,000.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$25,000.00 Amount on Hand: \$25,000.00

##### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$15,835,160.00

Financing Method: not provided

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

## *St. Peters*

### *Old Town*

Contact Agency: St. Peters  
Contact Phone: 636-477-6600

Developer(s):

Senate District: 23

House District: 17

Original Date Plan/Project

5/23/1996

Plan Description:

Use of TIF funds to increase flood protection in the area from 100-year to 500-year levels to encourage redevelopment of tracts fronting I-70 for retail commercial purposes, revitalization of Old Town St. Peters, and development of infrastructure for indu

Plan/Project Seeking developer

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relocation costs

Number of New Jobs:

Projected:	0	Actual to Date:	85
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Peters*

## *Old Town*

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,715,675.48 As of: 9/20/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$1,379,894.12 Amount on Hand: \$921,655.16

#### Economic Activity Taxes:

Total received since inception: \$2,091,547.36 Amount on Hand: \$1,794,020.32

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,130,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$200,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,330,000.00

Anticipated TOTAL Project Costs: \$236,100,000.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13



## *St. Peters*

### *St. Peters Centre Redevelopment Area*

Contact Agency: St. Peters

Contact Phone: 636-477-6600

Developer(s): Costco Wholesale Corporation; The Midland Group

Senate District: 23

House District: 17

Original Date Plan/Project

12/29/1992

#### Plan Description:

Construction of 124,000sf facility known as the Rec-Plex; 146,000sf Costco retail facility; 110,000sf other retail space. Special district includes office space and Executive Centre Pkwy

Plan/Project Fully operational

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	300	Actual to Date:	1223
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Peters*

### *St. Peters Centre Redevelopment Area*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$4,346,571.26 As of: 9/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$11,654,164.58 Amount on Hand: \$2,738,041.89

##### Economic Activity Taxes:

Total received since inception: \$11,647,971.33 Amount on Hand: \$1,608,529.37

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,974,642.00

Property Acquisition and Relocation Costs: \$4,074.00

Project Implementation Costs: \$117,284.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,096,000.00

Anticipated TOTAL Project Costs: \$36,771,000.00

Financing Method: GOB, TIF notes

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 6

## *St. Peters*

### *St. Peters Rt. 370 TIF*

Contact Agency: St. Peters

Contact Phone: 636-477-6600

Developer(s): Gundaker Commercial Group, Duke Realty, Kaplan Dev

Senate District: 23

House District: 17

Original Date Plan/Project

12/16/1999

#### Plan Description:

Construction of new mixed-use development area including office/warehousing, manufacturing, office, dining/entertainment, hotel/conference, cultural & recreational uses

Plan/Project Starting up

Area Type: Blight

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to construct adequate capacity to support development

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *St. Peters*

### *St. Peters Rt. 370 TIF*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$29,614.10 As of: 9/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$147,406.91 Amount on Hand: \$14,934.71

##### Economic Activity Taxes:

Total received since inception: \$50,366.04 Amount on Hand: \$14,679.39

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$70,000,000.00

Anticipated TOTAL Project Costs: \$131,092,500.00

Financing Method: TIF bond, GOB, other bond, other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

## *Ste.Genevieve*

### *Valle Springs TIF District*

Contact Agency: Ste.Genevieve

Contact Phone: 573-883-5400

Developer(s):

Senate District: 20

House District: 155

Original Date Plan/Project

12/22/1992

Plan Description:

Extension of utilities and sidewalks to serve a developing industrial/commercial area. Also includes property assembly, relocation assistance and storm water retention and handling facilities

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	120	Actual to Date:	406
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Number of Retained Jobs:

Projected:	200	Actual to Date:	200
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*Ste. Genevieve*  
*Valle Springs TIF District*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$60,264.00 As of: 11/30/2006

Payments in Lieu of Taxes:

Total received since inception: \$1,576,456.00 Amount on Hand: \$2,485.00

Economic Activity Taxes:

Total received since inception: \$1,789,956.00 Amount on Hand: \$57,779.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,129,134.00

Property Acquisition and Relocation Costs: \$2,729,000.00

Project Implementation Costs: \$83,124.00

Other: \$308,742.00

Other: \$150,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,400,000.00

Anticipated TOTAL Project Costs: \$14,534,009.00

Financing Method: pay-as-you-go, TIF bond, TIF notes, Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Wayland*

### *Wayland Redevelopment TIF Plan*

Contact Agency: Wayland

Contact Phone: 660-754-6132

Developer(s):

Senate District: 18

House District: 1

Original Date Plan/Project

12/5/2005

Plan Description:

Construction of necessary infrastructure, utilities and other necessary appurtenances to provide for the development of a Flying J Truck Plaza facility and other retail and commercial development on the site

Plan/Project Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	0	Actual to Date:	85
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## *Wayland*

### *Wayland Redevelopment TIF Plan*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/1/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs: \$1,500,000.00

Financing Method: TIF bond

Original estimated number of years to retirement: 22

Current anticipated estimated number of years to retirement: 22



## *Webster Groves*

### *Old Orchard TIF District*

Contact Agency: Webster Groves

Contact Phone: 314-963-5320

Developer(s):

Senate District: 15

House District: 91

Original Date Plan/Project

7/18/1989

Plan Description:

Construction of several parking lots, signalization of key intersections and streetscape improvements

Plan/Project Fully operational

Area Type: Conservation

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected: 0 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

## *Webster Groves*

### *Old Orchard TIF District*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$362,573.00 As of: 6/30/2006

##### Payments in Lieu of Taxes:

Total received since inception: \$4,049,595.00 Amount on Hand: \$362,573.00

##### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

##### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,600,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$40,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,640,000.00

Anticipated TOTAL Project Costs: \$1,640,000.00

Financing Method: pay-as-you-go, TIF bond, other

Original estimated number of years to retirement: 8

Current anticipated estimated number of years to retirement: 8

## *West Plains*

### *S. U.S. Highway 160 Corridor-Porter Wagoner Blvd*

Contact Agency: West Plains  
Contact Phone: 417-256-7176  
Developer(s): Wal-Mart, Hoover Properties, Silvey Properties,  
Senate District: 29  
House District: 151  
Original Date Plan/Project 5/19/1994

#### Plan Description:

Various infrastructure improvements & installations including traffic lights, road work, acquire properties for development, utilities & sewers, etc

Plan/Project Fully operational

Area Type: Blight, Conservation, Economic Development

#### But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development; local partnership funding with state for MSU

Number of New Jobs:

Projected:	701	Actual to Date:	0
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Number of Retained Jobs:

Projected:	30	Actual to Date:	30
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## *West Plains*

### *S. U.S. Highway 160 Corridor-Porter Wagoner Blvd*

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$186,842.10 As of: 3/31/2006

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$2,413,358.36 Amount on Hand: \$186,842.10

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,979,230.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,979,230.00

Anticipated TOTAL Project Costs: \$3,871,696.58

Financing Method: pay-as-you-go, loan & other bonding

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *West Plains*

### *South U.S. Highway 160 TIF Redevelopment Area*

Contact Agency: West Plains  
Contact Phone: 417-256-7176  
Developer(s): Guffey West Plains Properties  
Senate District: 29  
House District: 151  
Original Date Plan/Project 10/17/2005  
Plan Description:  
Construction of a shopping mall and related infrastructure, including roadways

Plan/Project Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected: 80 Actual to Date: 0

Number of Retained Jobs:

Projected: 0 Actual to Date: 0

*West Plains*

*South U.S. Highway 160 TIF Redevelopment Area*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of:

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,439,100.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$125,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,564,100.00

Anticipated TOTAL Project Costs: \$11,816,100.00

Financing Method: pay-as-you-go, loan & other bonding

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23